

# **Land Availability Assessment Interim Report**

Medway Council

October 2023

## Versions

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Version	Title	Date	Notes
1	Interim Report	26 September 2023	n/a
2	Interim Report	16 October 2023	Amended Appendix B

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## Abbreviations

LAA	Land Availability Assessment
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SA	Sustainability Appraisal

# 1 Introduction

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## 1.1 Definition, purpose and disclaimer

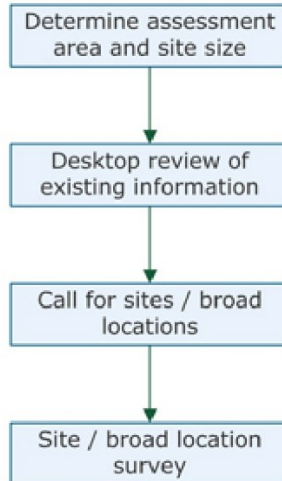
- 1.1.1 The Land Availability Assessment (LAA) will comprise iterative reports to identify a future supply of land in Medway which is suitable, available and achievable for all land uses up to 2040.
- 1.1.2 An up-to-date assessment of land availability is needed as part of the plan-making process. The LAA supersedes previous iterations of the Strategic Land Availability Assessment, which did not provide a source of sites.
- 1.1.3 The area selected for the LAA is the Medway unitary authority area.
- 1.1.4 This interim report sets out the LAA process and describes how sites have been identified and considered in an initial survey. The final section sets out the next steps. The appendices include large scale maps and site-specific information; Appendix B and Appendix E contain bookmarks by site reference.
- 1.1.5 The LAA does not determine whether a site should be allocated for development. Rather, the LAA provides information on the range of sites to meet Medway's development needs.
- 1.1.6 Following a site selection process, the new Local Plan itself will show which sites are allocated for development.
- 1.1.7 All planning applications will continue to be determined in accordance with the development plan and material planning considerations, including the National Planning Policy Framework (NPPF).
- 1.1.8 The LAA is based on the best information available at the time of writing.
- 1.1.9 Medway Council does not accept liability for any inaccuracies or omissions in the LAA. In particular, applicants must not rely on the LAA to identify constraints.

## 1.2 Process

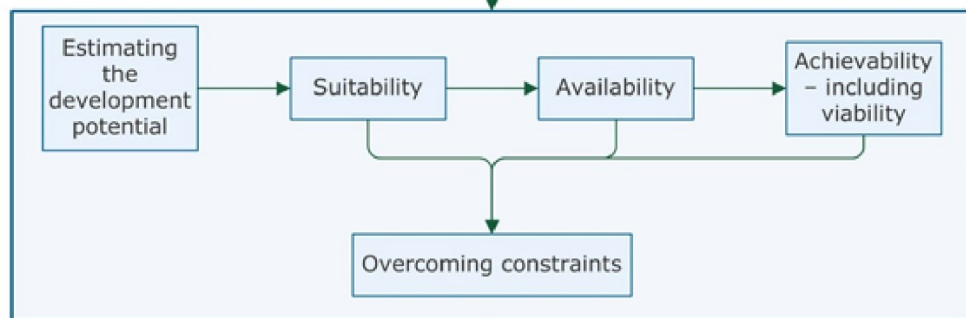
- 1.2.1 The LAA has been prepared in line with the relevant Planning Practice Guidance (PPG).<sup>1, 2, 3</sup>
- 1.2.2 Figure 1 shows a flowchart of the LAA process in five stages. This interim report relates to Stage 1, i.e. identification of sites and initial survey. Iterative reports will be published on the LAA.



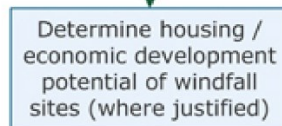
**Stage 1 - Site / broad location identification**



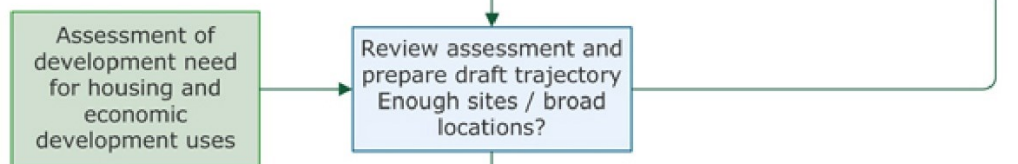
**Stage 2 - Site / broad location assessment**



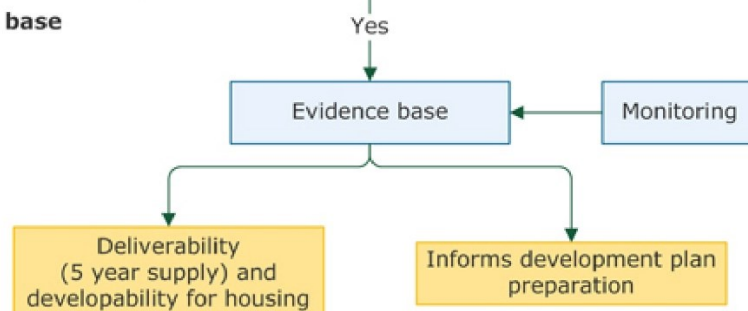
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



**Figure 1: LAA flowchart (reproduced from the relevant PPG)**

## 2 Stage 1

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### 2.1 Identification of Sites

- 2.1.1 Medway Council issued a ‘call for sites’ between November 2022 and February 2023. A call for sites is an important information-gathering exercise as part of the LAA. The call for sites was for all land uses.
- 2.1.2 Submissions through the call for sites were given an automated ‘form submission ID’. The table at Appendix A shows the LAA Site ID for these sites.
- 2.1.3 In total, 146 valid submissions were received through the call for sites. All valid submissions are presented at Appendix B, which includes bookmarks by LAA Site ID.
- 2.1.4 The LAA has taken a proactive and comprehensive approach in identifying as wide a range of sites as possible. In addition to the call for sites, the following sources have been used:
- Medway Local Plan 2003 (unimplemented site allocations)
  - Brownfield Land Register
  - Development briefs
  - Land Registry (land in Medway Council’s ownership)
  - Emerging neighbourhood plans
  - Planning applications (unimplemented consents, refused, withdrawn and expired as at 31 March 2023)
  - Local Development Order for Innovation Park Medway
  - Vacant and derelict land and buildings
- 2.1.5 In total, 447 sites have been identified, although in some instances alternative submissions for the same site were received through the call for sites.
- 2.1.6 Each site has been assigned an identification reference for use in the LAA. This is based on an abbreviation of the electoral ward and its location relative to other sites for ease of navigation on a map.
- 2.1.7 All 447 sites are shown on a map at Appendix C and on an [online map](#), which provides a more detailed / larger scale base map.
- 2.1.8 There is a ‘pipeline’ of sites with planning permission for 7,583 homes, where large sites (at least five new homes) are shown at Appendix D and on an [online map](#), of which 2,061 homes are under construction as at 31 March 2023.

## 2.2 Initial Survey

- 2.2.1 In line with the relevant PPG, 103 sites that would not be capable of delivering five or more homes, or economic development on sites of 0.25 hectares (or 500 square metres of floorspace) have been screened out and will not progress to Stage 2.
- 2.2.2 The initial survey has considered some of the policies in footnote 7 of the NPPF which sets out the areas where the NPPF would provide strong reasons for restricting the overall scale, type or distribution of development.<sup>4</sup> The initial survey is based on an 'overlap analysis' in a Geographic Information System to show the extent (proportion) of each site covered by the relevant designations.
- 2.2.3 Given the high number of sites identified, the initial survey has to be proportionate, and a more detailed assessment will be made at Stage 2.
- 2.2.4 An initial survey of each site is presented at Appendix E, which includes bookmarks by LAA Site ID. Appendix E can be reviewed in conjunction with the [online map](#).

## 3 Next steps

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### 3.1 Duty to cooperate, consultation and Stage 2

- 3.1.1 Medway Council will work with neighbouring local planning authorities under the duty to cooperate.
- 3.1.2 Medway Council is consulting statutory consultees on a Sustainability Appraisal (SA) Scoping Report. The integration of the LAA with the SA in plan-making is critical.
- 3.1.3 Work towards Stage 2 is underway; it involves estimating the development potential and an assessment as to the suitability, availability and achievability of each site before considering whether constraints are capable of being mitigated.
- 3.1.4 As part of Stage 2, it will be necessary to arrange some interviews with planning agents and site visits.
- 3.1.5 The availability of 109 sites is unknown. Most of these sites are located in town centres and have been identified from development briefs, where their potential to contribute to urban regeneration is recognised. There are other sites across Medway that have been identified from emerging neighbourhood plans, planning applications (refused, withdrawn and expired as at 31 March 2023) and vacant and derelict land and buildings.
- 3.1.6 Medway Council would welcome information to confirm the availability of the 109 sites, otherwise such sites may not be phased for delivery in the first five years of the plan period.
- 3.1.7 This has implications for regeneration programmes and the wider spatial strategy, which may in turn require the release of more greenfield sites that do not make the best use of previously developed land. The 109 sites are shown on a map at Appendix F and can be toggled on/off in the 'Layers' menu in the [online map](#), which provides a more detailed / larger scale base map.

## References

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<sup>1</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019). Housing and economic land availability assessment. Available from: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> [Accessed 15 September 2023]

<sup>2</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2020). Town centres and retail. Available from: <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres> [Accessed 15 September 2023]

<sup>3</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019). Effective use of land. Available from: <https://www.gov.uk/guidance/effective-use-of-land> [Accessed 15 September 2023]

<sup>4</sup> Department for Levelling Up, Housing and Communities (2023). National Planning Policy Framework. Available from: <https://www.gov.uk/guidance/national-planning-policy-framework> [Accessed 15 September 2023]

## Appendix A

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### **Call for Sites ‘Form submission ID’ and LAA Site ID**

Submissions through the call for sites were issued an automated ‘form submission ID’. The table at Appendix A shows the LAA Site ID for these sites.

OpusConsult Form Submission ID	LAA Site ID
89	AS2
160	RN19
161	RN17
162	AS18
163	SR42
164	SR46
165	HHH18
166	SR43
167	SR6
168	AS5
169	CHR17
170	CHR16
171	AS3
172	RN4
173	CHR13
174	RN16
175	SR21
176	SNF15
177	RN29
178	SR45
179	CHR2
180	CHR5
181	AS1
182	SNF9
183	HHH16
184	HHH8
185	RN26
186	SNF2
187	HW5
188	SR39
189	HHH37
190	HHH39
191	HHH38
193	SR36
194	SR2
195	SR38
196	SR34
197	AS15
198	GS29
199	SR13
200	SR15
201	SNF1
202	CHR14
203	RSE9
204	AS22
205	FP10
206	HHH32
207	RN2
208	RN23
209	CCB37
210	RWB5
211	CHR18
212	SR24
213	RSE11
214	SR49
215	AS23
216	SR41
217	SR32
219	CHR7
220	HHH26
221	HHH12
222	SR37
223	CCB15
224	SNF41
225	SNF35
226	HHH25
227	HHH19
228	HHH24
229	HHH29
230	HHH23
231	SR16
232	SMI5
233	SR31

OpusConsult Form Submission ID	LAA Site ID
234	SR30
235	SR1
236	AS25
237	RN5
238	SMI6
239	HW6
240	SR4
241	AS24
242	HHH3
243	HHH17
244	HHH1
245	RSE4
246	AS6
247	AS14
249	SR17
250	AS17
251	RSE8
252	RN32
253	CHR4
254	SR27
255	HHH30
256	SR40
257	AS8
258	LW4
259	PP1
260	LW10
261	RN33
262	CHR20
263	HHH6
264	RN1
265	HW3
266	SR7
267	RSE1
268	HHH11
269	AS26
270	RN14
271	HHH36
272	LW7
273	HHH33
274	RN28
276	RN8
277	LW8
278	SR9
279	RN10
280	AS20
281	FP11
282	HHH14
283	HHH5
284	SR10
285	RSE10
286	AS28
287	HW1
288	RN30
289	HHH7
290	LW6
291	RN31
292	SNF3
293	GN6
294	AS21
295	AS13
296	AS9
297	SR8
298	HHH35
299	HHH31
300	HHH22
301	AS11
302	AS16
303	CCB27
304	HHH28
305	SR18
306	CCB12
307	SNF20
308	GN8

## Appendix B

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### Call for Sites Submissions

All valid submissions received through the call for sites (November 2022 to February 2023) are presented at Appendix B, which includes bookmarks by LAA Site ID.



# Site ID: AS1

Form submission ID: 181

Respondent ID: 19

Supplementary information submitted: Yes

## Existing site

Site name: *me38qs*

Site address: *Dormar Lodge, Fenn Street, St. Mary Hoo, Rochester, ME3 8QS*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): **Selected**

Please describe the current use: *home*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): **Selected**

Number of dwellings: *1*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *10*

Maximum number of dwellings: *20*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*No*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*1 year*

What would the anticipated lead-in time be to starting construction?

*1 year to 3 years*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*1 - 2 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS2

Form submission ID: 89

Respondent ID: 154

Supplementary information submitted: No

## Existing site

Site name: *Fenn Farm Yard*

Site address: *Fenn Farm, Fenn Street, St. Mary Hoo, Rochester, ME3 8QS*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Former Green houses now outbuildings stables and menage.*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*MC/20/1818*

*APP/A2280/W/21/3271246*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: **Selected**

Minimum number of dwellings: 3

Maximum number of dwellings: 4

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Fenn Farm (former farm house) is adjacent to the site and is grade II listed but does not form part of the site.  
The site is outside the curtlage of the house.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Part owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*as soon as convenient*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS3

Form submission ID: 171

Respondent ID: 19

Supplementary information submitted: Yes

## Existing site

Site name: *Dormer Lodge*

Site address: *Dormar Lodge, Fenn Street, St. Mary Hoo, Rochester, ME3 8QS*

Type of site: *Mixed*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: *1*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*none*

### Other relevant planning history:

*none*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: **Selected**

Minimum number of dwellings: 6

Maximum number of dwellings: 14

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*No*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*1 year*

What would the anticipated lead-in time be to starting construction?

*1 year to 3 years*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*1 year*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS5

Form submission ID: 168

Respondent ID: 272

Supplementary information submitted: No

## Existing site

Site name: *Location: Land South Of Fenn Corner Industrial Estate, Ratcliffe Highway, St Mary Hoo, Rochester, Medway*

Site address: *F B C UK Project Fenn Bell Inn, Fenn Corner, St. Mary Hoo, Rochester, ME3 8RF*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *The north-eastern quarter of the site is used as the zoo overflow car park, with the remainder of the site being empty and overgrown.*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Mainly Greenfield. Partially used as a carpark with area of hard standing at access to site. I previously rented out the southern portion of the site for horses, however, stopped this due to the users of the site stating that the location was unsuitable for agricultural use.*

## Current planning permission(s), including reference numbers:

*MC/19/0907 - Permission to use the northern part of the site for car parking.*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *18*

Maximum number of dwellings: *40*

Self build and custom build: ***Selected***

Minimum number of dwellings: *18*

Maximum number of dwellings: *36*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: AS6

Form submission ID: 246

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Fenn Bell Zoo Overflow Carpark*

Site address: *Land off Fenn Street, Upper Stoke, Rochester, ME3 9SG*

Type of site: *Mixed*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Overflow car park and former horse grazing*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*MC/19/0907 | Extension of the zoo to include the introduction of an overflow car parking site with footpath access to main site, provision of new animal enclosures and construction of a new private access on to Fenn Street. Erection of 5 timber frame detached structures (including a two bedroomed live/work unit). Removal of redundant buildings and containers. Variation of opening hours (including 30 days per annum to be later opening). MC/22/1736 | Retrospective consent for the change of use from equestrian land to create an extension to the existing overflow car park*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *40*

Maximum number of dwellings: *40*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Part of land to be used as overflow car park for Fenn Bell Zoo*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No answer given  
No answer given

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*2024/2025*

What would the anticipated lead-in time be to starting construction?

*6 months from Planning Permission*

What would be the anticipated annual build-out rate?

30

How many years would construction take to complete the development?

2

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS8

Form submission ID: 257

Respondent ID: 418

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Malmaynes Hall Farm*

Site address: *Malmaynes Hall Farm, Malmaynes Hall Road, Stoke, Rochester, Kent*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: **Selected**

Please describe the current use: *Pleas see supporting letter*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: **Selected**

Please describe the proposed use: *Please see supporting letter*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*Within occupants of the existng waste facility*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*After an allocation unless the Local Plan is not forthcoming in the next 2 years*

What would the anticipated lead-in time be to starting construction?

*Immediate*

What would be the anticipated annual build-out rate?

*6 months*

How many years would construction take to complete the development?

*6 months*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS9

Form submission ID: 296

Respondent ID: 418

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Malmaynes Hall Farm*

Site address: *Malmaynes Hall Farm, Malmaynes Hall Road, Grain, Rochester*

Type of site: *Mixed*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Renewable Energy site and Agricultural*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*See supporting Statement*

Other relevant planning history:

*See supporting Statement*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Energy Allocation - See supporting Statement*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Please see supporting Statement

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There is a gas line accross the site - however it is not considered a constraint as a working strip can be provided to provide a buffer zone as agreed with the utility provider. In past experince this is usally only a 9m exclusion zone

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*After an allocation unless the Local Plan is not forthcoming in the next 2 years*

What would the anticipated lead-in time be to starting construction?

*Immediate after permission*

What would be the anticipated annual build-out rate?

*6 months*

How many years would construction take to complete the development?

*6 months*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: AS11  
Form submission ID: 301  
Respondent ID: 148  
Supplementary information submitted: Yes

Existing site

Site name: *Land at the Street*  
  
Site address: *Land at the Street, Rochester, ME3 9RT*  
  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

N/A

Other relevant planning history:

N/A

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *10*  
Maximum number of dwellings: *10*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the proposed use: *Dwelling numbers TBC.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There are listed buildings nearby that would need to be considered as part of any future future development proposals, including Court Lodge Farm House (Grade II listed) and The Granary (Grade II listed) opposite the site.

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however, this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*A planning application could be submitted at a suitable point in time alongside the progression of the Local Plan. The site would likely come forward after 2030*

What would the anticipated lead-in time be to starting construction?

*c 1 year following approval of a planning application.*

What would be the anticipated annual build-out rate?

*Not known.*

How many years would construction take to complete the development?

*Approximately 5 years.*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*



# Site ID: AS13

Form submission ID: 295

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Lower Stoke*

Site address: *Land north and south of Cuckolds Green Road, Lower Stoke, Kent, ME3 9QU*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*N/A*

### Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 655  
Maximum number of dwellings: 655

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the proposed use: *The site presents an opportunity for a sustainable residential extension to the west of the existing settlement, either side of Cuckolds Green Road, to support local shops and services. Depending on the scale of development, social infrastructure could be provided, but this would be dependent on the wider strategy for the surrounding Hoo Peninsula area. As the site is sustainable and accessible with no overriding constraints, there is scope for residential-led mixed-use development and open space.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*Yes, there are constraints*  
*A small part of the site and Cuckolds Green Road are located in an area at medium risk of flooding (Flood Zone 2). This would be considered as part of the proposed access to the site, and residential development would not be located in this area, which would instead form an area of open space / SuDs fronting Cuckolds Green Road. It is also noted that there is a minor watercourse identified running north to south on land north of Cuckold Green Road with no floodplain associated with it, that would be incorporated within the masterplan as part of the proposed open space/SuDS design.*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

No, there are not constraints  
n/a

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
A PRow Footpath (RS35) runs through the southern corner of the land south of Cuckolds Green Road. However, this could be retained and enhanced as part of the development proposals.

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

Yes, there are constraints  
There is a gas main easement which runs into the very north-east corner of the parcel south of Cuckolds Green Road. This affects a small part of the site and is located in an area bounded by a watercourse, which would be proposed as an area of open space as part of any development.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
South View and Mackay?s Court (both Grade II) are in proximity to the site, however there are limited views, and this would be considered as part of any future planning application.

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*An outline planning application could be submitted at a suitable point in time but not within the next 10 years. The site would likely come forward after 2030.*

What would the anticipated lead-in time be to starting construction?

*Following approval of an outline application, we expect there would be a 1-year lead-in time for the submission of Reserved Matters and for site mobilisation.*

What would be the anticipated annual build-out rate?

*c.40 dwellings per annum*

How many years would construction take to complete the development?

*About 10 -15 years.*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: AS14

Form submission ID: 247

Respondent ID: 267

Supplementary information submitted: Yes

## Existing site

Site name: *Land to the north of the A228, Lower Stoke*

Site address: *Land to the north of the A228, Grain Road, Lower Stoke, Rochester*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *60*

Maximum number of dwellings: *90*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There is a Listed building to the north of the site.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No answer given  
No answer given

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No answer given  
No answer given

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: AS15

Form submission ID: 197

Respondent ID: 267

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Middle Stoke*

Site address: *Land at Middle Stoke, Grain Road, Rochester, ME3 9RS*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: 2

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Site also contains three redundant agricultural buildings*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 9

Maximum number of dwellings: 15

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No answer given  
No answer given

Is a tree preservation order a development constraint?

No answer given  
No answer given

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Jan-23*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS16

Form submission ID: 302

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Mackays Court Farm*

Site address: *Mackays Court Farm, Lower Stoke, Rochester, ME3 9RJ*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Agricultural land*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*N/A*

## Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 25

Maximum number of dwellings: 25

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *No. of dwellings TBC.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Mackay?s Court building (within the site) is Grade II listed, this would need to be considered as part of future development proposals.

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however, this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*A planning application could be submitted at a suitable point in time alongside the progression of the Local Plan. The site would likely come forward after 2030.*

What would the anticipated lead-in time be to starting construction?

*c 1 year following approval of a planning application.*

What would be the anticipated annual build-out rate?

*Not known.*

How many years would construction take to complete the development?

*Approximately 5 years.*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: AS17

Form submission ID: 250

Respondent ID: 267

Supplementary information submitted: Yes

## Existing site

Site name: *Land to the east of the A228, Lower Stoke*

Site address: *Land to the east of the A228, Grain Road, Lower Stoke, Rochester*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *100*

Maximum number of dwellings: *180*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

Site ID: AS18  
Form submission ID: 162  
Respondent ID: 290  
Supplementary information submitted: Yes

Existing site

Site name: *Land South of Baytree Farm*  
Site address: *Stoke Road, Allhallows, Rochester, ME3 9PG*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

N/A

Other relevant planning history:

N/A

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 35

Maximum number of dwellings: 48

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
The site covers a small area in terms of agricultural production, with the funnelled shape of the parcel difficult to manoeuvre farm machinery into. It therefore has limited impact upon farming production.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Late 2024*

What would the anticipated lead-in time be to starting construction?

*1 year*

What would be the anticipated annual build-out rate?

*30 units per year*

How many years would construction take to complete the development?

*2*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: AS20

Form submission ID: 280

Respondent ID: 410

Supplementary information submitted: Yes

## Existing site

Site name: *Land West of Allhallows*

Site address: *Land to the south of The Brimp, west of Avery Way and north of Ratcliffe Hwy), Allhallows-on-Sea, Medway, Kent, ME3 9QB*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**

Please describe the proposed use: *Dwellings - Number TBC at this stage. The site presents an opportunity for a sustainable extension to the existing Allhallows settlement. As the site is sustainable and accessible with no overriding constraints, we consider that there is scope for mixed use development including residential, tourism and leisure uses, open space and associated infrastructure*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
Woodland TPO R5/1970 adjacent to the site, between the site boundary and Avery Way. This is not considered to present a constraint to development and would be considered as part of any future planning application.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There are views to Slough Fort (Grade II\*) and All Saints Church (Grade I) from within the site; however, the buildings are some distance from the site itself, separated by existing built development, and any impact on these assets would be considered as part of any development proposals.

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given



Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*To be discussed with the Landowner*

What would the anticipated lead-in time be to starting construction?

*To be discussed with the Landowner*

What would be the anticipated annual build-out rate?

*To be discussed with the Landowner*

How many years would construction take to complete the development?

*To be discussed with the Landowner*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS21

Form submission ID: 294

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Land West of Allhallows*

Site address: *Land to the south of The Brimp, (west of Avery Way and north of Ratcliffe Hwy), Allhallows-on-Sea, Medway, Kent, ME3 9QB*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*n/a*

## Other relevant planning history:

*n/a*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 75

Maximum number of dwellings: 390

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *The site presents an opportunity for a sustainable extension to the existing Allhallows settlement. As the site is sustainable and accessible with no overriding constraints, we consider that there is scope for mixed use development including residential, tourism and leisure uses, open space and associated infrastructure.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

Yes, there are constraints  
Woodland TPO R5/1970 adjacent to the site, between the site boundary and Avery Way. This is not considered to present a constraint to development and would be considered as part of any future planning application.

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

Yes, there are constraints  
A power line runs diagonally through the centre of the site, however it is considered that this could be suitably diverted or placed underground to enable development.

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There are views to Slough Fort (Grade II\*) and All Saints Church (Grade I) from within the site; however, the buildings are some distance from the site itself, separated by existing built development, and any impact on these assets would be considered as part of any future planning application.

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*An outline planning application could be submitted at a suitable point in time alongside the progression of the Local Plan; but this is unlikely to be in the next 10 years. The site would likely come forward after 2030.*

What would the anticipated lead-in time be to starting construction?

*Following approval of an outline application, we expect there would be a 1-year lead-in time for the submission of Reserved Matters and for site mobilisation.*

What would be the anticipated annual build-out rate?

*We would expect delivery of 40 dwellings per annum.*

How many years would construction take to complete the development?

*Approximately 10 years based on 40 dwellings per annum.*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*



# Site ID: AS22

Form submission ID: 204

Respondent ID: 292

Supplementary information submitted: Yes

## Existing site

Site name: *Land East of Stoke Road and North and South of Binney Lane Allhallows ME3 9PF*

Site address: *Land East of Stoke Road and North and South of Binney Lane, Allhallows, ME3 9PF*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *100*

Maximum number of dwellings: *300*

Self build and custom build: ***Selected***

Minimum number of dwellings: *5*

Maximum number of dwellings: *15*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *The proposals can include a supporting community hub with retail facilities and a community building if considered appropriate. This will be subject to discussions with the council and the local community to assess what facilities are needed to best serve the residents of Allhallows.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *The proposals can include a supporting community hub with retail facilities and a community building if considered appropriate. This will be subject to discussions with the council and the local community to assess what facilities are needed to best serve the residents of Allhallows.*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

## Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
The site is currently in agricultural use and therefore it is anticipated that any key habitats will be located within the hedgerows which bound the site. Any future planning application will be supported by an Ecological Assessment which will include all required phase 2 surveys. The assessment will provide appropriate mitigation where necessary and set out measures where new habitats can be created to achieve a minimum 10% Biodiversity Net Gain.

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
Hedgerows bound the site. Whilst some limited loss will be required to deliver an appropriate access into the site, any proposals will seek to limit any loss and compensate with new planting as part of a landscape strategy.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
A small part of the site is within Flood Zones 2 and 3, however it is noted that flood defenses are present. The proposals take this constraint into account and no development is proposed in areas liable to flooding.

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Within 6 months of achieving an allocation in an adopted Local Plan*

What would the anticipated lead-in time be to starting construction?

*Construction will start within 1 month of achieving the necessary Reserved Matters consents and discharge of conditions*

What would be the anticipated annual build-out rate?

*60 dwellings per year*

How many years would construction take to complete the development?

5 years

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: AS23

Form submission ID: 215

Respondent ID: 369

Supplementary information submitted: Yes

## Existing site

Site name: *The Reeds mobile home park*

Site address: *The Reeds, Avery Way, Allhallows, Rochester, Kent, ME3 9QJ*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*MC/18/0288*

## Other relevant planning history:

*N/A*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Park homes / residential caravans for older people*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
The site is within 100m of the Thames Estuary and Marshes SSSI, SPA and Ramsar site and 6km of the North Kent Marshes SPA/Ramsar Sites but the proposal is expected to be acceptable in terms of its impact on these with appropriate mitigation measures. A similar application (MC/18/0288) on the adjacent site was assessed acceptable in ecological terms and was approved in 2019.

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Once the site has been included within an adopted local plan*

What would the anticipated lead-in time be to starting construction?

*5 months after the conditions have been discharged*

What would be the anticipated annual build-out rate?

20

How many years would construction take to complete the development?

2

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: AS24

Form submission ID: 241

Respondent ID: 378

Supplementary information submitted: Yes

## Existing site

Site name: *Isle of Grain*

Site address: *National Grid, Isle Of Grain Storage Installation and wider Grain Business Park site, Isle of Grain, Rochester, ME3 0AB*

Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Various energy uses and facilities, vacant brownfield land but with extant permission for Grain Business Park.*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*MC/09/1628 plus numerous others.*

### Other relevant planning history:

*This entire site has a very long planning history. There are many applications associated with it, including: - The Grain business park application (referred to above). Including the first phase of development which is technically implemented. - Various phases of development of the Grain LNG facilities. Including the Phase 3B tank currently being constructed. - The BriNed Interconnector. - Various applications relating to Thamesport and Aggregate Industries.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**

Please describe the proposed use: *As discussed recently with officers, the Grain Business park permission remains extant (with outline permission for up to 464,685 sqm for B1(c), B2 and B8 uses). However, there is significant potential for a wide range of energy uses across the entire site also. The 2003 Medway Plan specifically identifies this site for a wide range of uses including B1(c), B2 and B8 uses, special industrial uses and industrial uses not in a use class. We believe that this broad range of uses should be retained in the new Local Plan, to maintain flexibility on this regionally and nationally significant site.*



## Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*The site is an old oil refinery, so there will inevitably be areas of contamination, but this can be addressed through development and application of appropriate mitigation measures.*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*Yes, there are constraints*  
*Yes there are constraints in terms of adjacent ecological designations and protected species on site, but these are well understood and documented through various planning applications. An environmental mitigation area linked to existing permissions has been shown on the plan submitted with these representations.*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*Yes, there are constraints*  
*Large parts of the site are in FZ 3, but it is protected by flood defences.*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
The site is an old oil refinery, so there will inevitably be areas of contamination, but this can be addressed through development and application of appropriate mitigation measures.

Is a pipeline a development constraint?

Yes, there are constraints  
As you would expect for a site with a multitude of energy based operations, there are various pipelines across this site, but they are well understood by Thamesport Interchange Ltd.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*TBC*

What would the anticipated lead-in time be to starting construction?

*TBC*

What would be the anticipated annual build-out rate?

*TBC*

How many years would construction take to complete the development?

*TBC*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years, Within 11 to 15 years, 15 years +*

# Site ID: AS25

Form submission ID: 236

Respondent ID: 389

Supplementary information submitted: No

## Existing site

Site name: *Land at Grain Road Grain Isle of Grain*

Site address: *Land at Grain Road, Grain*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*None*

## Other relevant planning history:

*None*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *15*

Maximum number of dwellings: *25*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Once site is allocated in Local Plan*

What would the anticipated lead-in time be to starting construction?

*12 months from receipt of planning permission*

What would be the anticipated annual build-out rate?

*15-25 per annum*

How many years would construction take to complete the development?

*2 Years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: AS26  
Form submission ID: 269  
Respondent ID: 405  
Supplementary information submitted: Yes

Existing site

Site name: Grain Power Station  
Site address: Grain CHP Power Station, Grain, ME3 0AR  
Type of site: Brownfield - previously developed land

What is the current land use of the site?

General industry (Class B2): Not selected  
Gross internal area (sqm): n/a  
  
Storage and distribution (Class B8): Not selected  
Gross internal area (sqm): n/a  
  
Hotel (Class C1): Not selected  
Please describe the current use: n/a  
  
Residential institution (Class C2): Not selected  
Please describe the current use: n/a  
  
Secure residential institution (Class C2a): Not selected  
Please describe the current use: n/a  
  
Dwellings (Class C3): Not selected  
Number of dwellings: n/a  
  
Gypsy, Traveller and travelling showpeople pitches/plots: Not selected  
Number of pitches/plots: n/a  
  
House in multiple occupation (Class C4): Not selected  
How many tenants occupy the dwelling? n/a  
  
Commercial, business and service (Class E): Not selected  
Please describe the current use: n/a  
  
Learning and non-residential institution (Class F1): Not selected  
Please describe the current use: n/a  
  
Local community use (Class F2): Not selected  
Please describe the current use: n/a  
  
Minerals supply: Not selected  
Please describe the current use: n/a  
  
Waste management: Not selected  
Please describe the current use: n/a

Other / Sui generis: Selected  
Please describe the current use: Energy generation (former power station)  
  
Vacant / Cleared of structures / Inactive: Selected  
Please provide further information: Energy generation (former power station)

Current planning permission(s), including reference numbers:

No answer given

Other relevant planning history:

No answer given

## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *1*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *1*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *The existing CCGT and power generation uses would remain (Grain B site ~ 10.52ha, National Grid ~8.62ha) and do not form part of any of the GIA floor area at the Site. The whole Site is being put forward with circa 170,000 sqm of floorspace immediately available. In addition to B2/B8 uses, the Site is also considered suitable for energy generating uses.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*Brownfield site. The need for remediation is likely but this is not a constraint to development.*

Is the landscape character a development constraint?

Yes, there are constraints  
*Site adjoins the River Medway*  
  
*There is no specific landscape designation but any future application will be informed by an extensive LIVA and Landscape Strategy.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
*n/a*

Are ecological designations a development constraint?

Yes, there are constraints  
*The Site adjacent to the River Medway which is designated as an SSSI, SPA and Ramsar Site.*

Is a tree or hedgerow a development constraint?

No, there are not constraints  
*n/a*

Is a tree preservation order a development constraint?

No, there are not constraints  
*n/a*

Is flooding a development constraint?

Yes, there are constraints  
*The Site is located within an area of flood risk but is defended. Given the nature of the development proposed, this is not considered to be a constraint.*

Are there any other development constraints relating to the natural environment?

Yes, there are constraints  
*Proximity to the River Medway SSSI SPA and Ramsar*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
The need for remediation is likely but this is not a constraint to development.

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Yes, there are constraints  
Existing power station Grain B and National Grid infrastructure

Proximity to the River Medway SSSI SPA and Ramsar



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: AS28

Form submission ID: 286

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Medtha Bungalow*  
Site address: *Medtha Bungalow, Victoria Fort Road, Isle of Grain, ME3 0DX*  
Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 9

Maximum number of dwellings: 25

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*Yes, there are constraints*  
*Southern part of site flood zone 2 & 3*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*0-5 years*

What would the anticipated lead-in time be to starting construction?

*1 year*

What would be the anticipated annual build-out rate?

*TBC*

How many years would construction take to complete the development?

*18 months*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CCB12

Form submission ID: 306

Respondent ID: 425

Supplementary information submitted: Yes

## Existing site

Site name: *Land at 9 Clover Street*

Site address: *Land at 9 Clover Street, Chatham, ME4 4DT*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Vacant site ? previously housed a multi-storey warehouse*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *0*  
Maximum number of dwellings: *24*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *Flexible class E ground floor use.*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*No answer given*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*No answer given*

Timescale for delivery

Are there any viability issues which would affect the development?

*No answer given*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CCB15

Form submission ID: 223

Respondent ID: 301

Supplementary information submitted: No

## Existing site

Site name: *Former Debenhams - 220-240 High Street*

Site address: *220-240 High Street, Chatham, ME4 4AN*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Vacant building*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *The council purchased the freehold of the building - utilising its successful application for Future High Street Funds. It is intended that the ground floor will be delivered for an active use by March 2024.*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): **Selected**  
Minimum number of dwellings: *60*  
Maximum number of dwellings: *90*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**  
Please describe the proposed use: *The council has secured Future High Street funds - the outputs of this are to support an active use on the ground floor to support sustainable live-work opportunities in the High Street and strengthen the cultural experience offered to visitors and residents. The ground floor is 24,237 sqft and should not impair the potential redevelopment of the first to fourth floor storeys for residential occupation.*

Learning and non-residential institution (Class F1): **Selected**  
Please describe the proposed use: *Subject to marketing, this is an option that may be delivered. Cultural experience is an output of the Future High Streets fund.*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**  
Please describe the proposed use: *Subject to interest and bid following the current marketing exercise.*

## Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
*The site may be included within a trial for a Design Code to be delivered. Currently, the building is identified as a landmark in the Chatham Masterplan and it may be accepted to consider roof top development, subject to interest and should this be a viable option to deliver.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
*The building front Chatham High Street, flood zone 2. There is no residential proposed for the ground floor.*

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

No answer given  
No answer given

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

Yes, there are constraints  
Should the site be delivered for residential then the required proportion of parking will need to be provided and options in the proximity considered.

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
248 High St, Chatham ME4 4AN is a listed building. Subject to viability and interest, the height of the building could be extended - building upon the 'primary landmark anchor' that the building already provides for the High Street, as set out in the Chatham Masterplan.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
Should the building be used for residential occupation, works may be required to enable compliance with building regulations in relation to noise and pollution.

Are there any other development constraints relating to the built environment?

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is being marketed*

Timescale for delivery

Are there any viability issues which would affect the development?

Yes

When would a planning application be submitted?

*Planning application for the ground floor frontage and change of use (subject to marketing) will be submitted in 2023. A planning application for the first to fourth floor will be submitted subject to marketing and viability and would be unlikely to be submitted in 2023.*

What would the anticipated lead-in time be to starting construction?

*3 months for the ground floor. 6 months for first to fourth floor.*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*6 months for ground floor. 2-3 years for first to fourth floor.*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: CCB27

Form submission ID: 303

Respondent ID: 433

Supplementary information submitted: No

## Existing site

Site name: *Ghengis Fireworks*

Site address: *Ghengis Fireworks, 100 The Brook, Chatham, ME4 4LB*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *200*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Commercial shop on the ground floor with flats above.*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *20*

Maximum number of dwellings: *30*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No answer given  
No answer given

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*3 months*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CCB37

Form submission ID: 209

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Former GoOutdoors and Market Hall*

Site address: *High Street, Chatham*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Retail*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*Refer to covering letter*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *200*

Maximum number of dwellings: *400*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Unknown at this time*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*Q4 2023*

What would the anticipated lead-in time be to starting construction?

*9 months*

What would be the anticipated annual build-out rate?

*50dph*

How many years would construction take to complete the development?

*4*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: CHR2

Form submission ID: 179

Respondent ID: 315

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Pilgrims Road*

Site address: *Pilgrims Road, Halling, Rochester, ME2 1HN*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*Please refer to Covering Letter.*

## Other relevant planning history:

*Please refer to Covering Letter.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Agricultural*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Please refer to Covering Letter.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR4

Form submission ID: 253

Respondent ID: 307

Supplementary information submitted: Yes

## Existing site

Site name: *No answer given*

Site address: *Land forming part of the Mdway/Holborough Cement Works estate, Holborough Road, Snodland, Kent*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Agricultural land, quarried areas and small business use at Whittings Farm*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*Par tof site falls wihtin extent of planning permission MC/02/2495 related to Holborough Cement Works*

## Other relevant planning history:

*Site forms part of the wider estate asociated wiht the Medway Cement Works which is subject to an implemented planning permission*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Opportunities as part of a mixed use development*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *1000*

Maximum number of dwellings: *1100*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Opportunities as part of a mixed use development*

Learning and non-residential institution (Class F1): ***Selected***

Please describe the proposed use: *Opportunities as part of a mixed use development*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *Opportunities as part of a mixed use development*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *The site can be delivered as a stand alone opportunity entirely within the Medway Council administrative area but also forms part of a larger opportunity which includes land to the south within the Tonbridge and Malling administrative area. The larger opportunity could deliver an urban extension to Snodland providing up to around 5,000 homes, new schools, community and commercial facilities as well as extensive green infrastructure. The uploaded Propsectus describes both possibilities.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Site is close to AONB with any development proposal subject to full landscape and visual impact appraisal with any necessary mitigation addressed by planning conditions and/or planning obligations.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Site includes Grade 2 and 3 agricultural land

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*A planning applicaiton could be submitted in 2024*

What would the anticipated lead-in time be to starting construction?

*Lead-in likely to be in the region of 24 months subject to timescales for reserved matters approval.*

What would be the anticipated annual build-out rate?

*Build out rate of at least 70 units per year could be achieved*

How many years would construction take to complete the development?

*Estimated 10 year build out*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR5

Form submission ID: 180

Respondent ID: 315

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Vicarage Road*

Site address: *Vicarage Road, Halling, Rochester, ME2 1BE*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*Please refer to Covering Letter.*

## Other relevant planning history:

*Please refer to Covering Letter.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Private amenity open space*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR7

Form submission ID: 219

Respondent ID: 342

Supplementary information submitted: Yes

## Existing site

Site name: *The North Field, Halling*

Site address: *The North Field Woodlands, Pilgrims Road, Halling, Rochester, Kent, ME2 1HW*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

-

### Other relevant planning history:

*No Relevant Planning History for this Site.*

*Adjacent Site to the south has Hybrid planning permission for 385 dwellings (ref. MC/12/1791)*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *100*

Maximum number of dwellings: *193*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Yes, there are constraints  
The Site is wholly within the Green Belt.

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

**Yes**

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Within the next 5 years*

What would the anticipated lead-in time be to starting construction?

*Within a year post any planning consent*

What would be the anticipated annual build-out rate?

*50 - 60dpa*

How many years would construction take to complete the development?

**2-3**

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR13

Form submission ID: 173

Respondent ID: 264

Supplementary information submitted: Yes

## Existing site

Site name: *Land South of Sundridge Hill, Cuxton*

Site address: *Land South of Sundridge Hill, Cuxton, ME2 1LF*

Type of site: *Mixed*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *The site which is being put forward for the Call for Sites process comprises two adjacent parcels of land which comprises vacant land. The site is accessed from the A228 Sundridge Hill, Cuxton. The site is to the east of Sundridge Hill and to the south of the Council's household waste and recycling centre. An existing caravan park exists to the east of the site and there is residential development to the northwest along Sundridge Hill. There are fields to the west and the River Medway is to the south and east of the site, beyond marshland and a railway track.*

### Current planning permission(s), including reference numbers:

*None*

### Other relevant planning history:

*Relevant Planning History for the adjacent Battery Storage Site to the south MC/20/1910 | Proposed Development of a sub-station and associated infrastructure to support the development of a previously consented Battery Storage Facility. MC/20/2741: Details pursuant to conditions 4 (Contamination Report), 5 (Contamination Verification Report) & 6 (CEMP) on planning permission MC/20/1910 for Proposed Development of a sub-station and associated infrastructure to support the development of a previously consented Battery Storage Facility. Approved with conditions 02/12/2020. MC/20/1910: Proposed Development of a sub-station and associated infrastructure to support the development of a previously consented Battery Storage Facility. Approved with conditions 01/10/2020 MC/20/1907 Discharge condition 13 (badger survey) of MC17/3770. Approved 24/09/2020 MC/19/3279 Variation of condition 2 of planning permission MC/17/3770 to allow a minor material amendment to change drawing numbers. Approved 28/04/2020 MC/19/1278 Discharge conditions 4 (remediation strategy) and 5 Verification report of MC/17/3770. Approved 24/06/2019 MC/17/3770 Proposed development of a 49.5MW Battery Storage Facility and associated infrastructure. Approved 29/12/2017*

## Proposed development

### What is the proposed land use?

General industry (Class B2): **Selected**

Gross internal area (sqm): 6000

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: **Selected**

Number of pitches/plots: 10

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: **Selected**

Please describe the proposed use: *Extension to the existing household waste and recycling centre site.*

*Two potential options have been drawn up to show how the existing household waste and recycling centre site could be extended with an additional level platform of 6,000 sq m. Option 1 shows the existing access road to the caravan site and treatment works would be retained and widened and would be supplemented with a passing bay to provide access to the commercial area. Option 2 shows the existing access road to the caravan site and treatment works would be retained with a new access route proposed around the existing level platform to the new commercial area. The existing access road to the caravan site and treatment works would be retained.*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*The topography of the site is a challenge. There is a significant gradient north to south from Sundridge Hill. Level differences within the site range from 35m AOD close to Sunridge Hill to 7m AOD in the southern part of the site. The existing access road serving the caravan site and the treatment works is steep. However, as demonstrated in the attached option plans, there is potential to create a proposed level platform within the site to enable commercial development to take place. A Site Investigation Report has been carried out for the battery storage site which is to the south of the site and which has been submitted and approved as part of Planning Application MC/20/2741. From the historic maps there is evidence of a brick pit on the site. However, on the basis of the geology of the area, and the historic maps, it is considered that the site is not likely to be at risk from ground movements due to previous mines and quarrying.*

Is the landscape character a development constraint?

Yes, there are constraints  
*The site is located in the countryside, an Area of Local Landscape Importance and within a Strategic Gap as defined by the local plan policies BNE25, BNE34 and BNE31.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
*There are no sites of Special Scientific Interest (SSSI), Special Protection Areas, Conservation Areas, National Nature Reserves, Local Nature Reserves, National Parks, World Heritage Sites, Environmentally Sensitive Areas, Nitrate Sensitive Areas or RAMSAR (wetlands) within 1km of the site. The site is located within a Nitrate Vulnerable Zone. Baty's Marsh Local Nature Reserve is located approximately 1056m from the site. There are five records of Designated Ancient Woodland within 1km of the site Kent Downs Area of Outstanding Natural Beauty is recorded at 179m north of the site, 365m southeast and 1590m west of the site. A Phase I Extended Habitat Survey was completed and submitted for the battery storage site (Planning Application MC/20/1910) to the south of the site.*

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
*There are woodland areas, hedgerow and scrub areas within the site.*

*Trees and hedgerows on the site will be protected and retained where possible.*

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Is access to the site a development constraint?

Yes, there are constraints  
The access road to the site is steep due to the topography of the area. However, as demonstrated by the attached option plans, there are options for either retaining and widening the existing access road to improve access to the wider site, or to create a separate access road into the newly created commercial area to the south of the existing household waste and recycling centre site.

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
Previous use of the site to the south as a sewage treatment works. Battery storage facility adjacent to the site. A Site Investigation Report for the battery storage facility on the adjacent site to the south has been submitted and approved by the Local Planning Authority as part of the discharge of conditions for the planning consent for the storage facility.

Is a pipeline a development constraint?

Yes, there are constraints  
Please refer to accompanying Utilities Plan.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
Household waste and recycling centre to the north of the site.

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The Battery Pack Operator on the site to the south has access via the track.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

Yes  
*Southern Water still has a right to access their wells.*

Are there any other legal constraints?

Yes  
*An overage clause applies to the land parcels relating to C3 residential use on the site.*

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

No

Is a landline telephone / broadband internet connection available to the site?

No



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*n/a*

How many years would construction take to complete the development?

*6 months*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR14

Form submission ID: 202

Respondent ID: 312

Supplementary information submitted: Yes

## Existing site

Site name: *Port Medway Marina,*

Site address: *Port Medway Marina, Station Road, Cuxton, Rochester, ME2 1AB*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Marina*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*See attached documents*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Mixed use as set out in submitted documents*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*late 2023*

What would the anticipated lead-in time be to starting construction?

*not known*

What would be the anticipated annual build-out rate?

*not known*

How many years would construction take to complete the development?

*not known*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: CHR16

Form submission ID: 170

Respondent ID: 294

Supplementary information submitted: No

## Existing site

Site name: *Diggerland Kent / Cuxton Pit 1*

Site address: *Diggerland, Roman Way, Rochester, ME2 2NU*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Construction plant theme park with parking etc*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*MC/2002/0440 & others*

## Other relevant planning history:

*See reference above*

## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *10000*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *10000*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *A variety of commercial uses may be possible*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Subject to acceptance within Local Plan*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR17

Form submission ID: 169

Respondent ID: 294

Supplementary information submitted: No

## Existing site

Site name: *Medway Valley Leisure Park*

Site address: *Diggerland, Roman Way, Rochester, ME2 2NU*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Construction plant (Diggerland) theme park*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Construction plant (Diggerland) theme park*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Part of land is subject to application MC/21/2063*

## Current planning permission(s), including reference numbers:

*MC2002/0440 & others*

## Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *10000*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *10000*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Commercial applications such as storage site, distribution, logistics*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*Former waste site*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

No

Is a landline telephone / broadband internet connection available to the site?

No

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Subject to acceptance within Local Plan*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR18

Form submission ID: 211

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *3 Acre Field*

Site address: *Ed Logistics, Roman Way, Rochester, ME2 2NF*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Mixed*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*Refer to covering letter*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *General Industry / Storage & Distribution.*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*Historic contamination*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
Historic

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*within 2 years*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*N/A*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: CHR20

Form submission ID: 262

Respondent ID: 423

Supplementary information submitted: Yes

## Existing site

Site name: *Morgan Timber*

Site address: *Morgan & Co (Strood) Ltd, Knight Road, Rochester, ME2 2BA*

Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *10000*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*The site formed part of a wider 27ha site subject to an outline planning permission (for a residential-led mixed use scheme, most of which has since been either constructed and/or reserved matters have been approved. This part of the site was shown to be proposed as a mix of employment and residential uses. This is discussed further in the accompanying covering letter.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *161*

Maximum number of dwellings: *172*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
See covering letter

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
As an industrial site there is the potential for contaminated land. An appropriate assessment can be provided to accompany any future planning application.

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is being marketed*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*2023*

What would the anticipated lead-in time be to starting construction?

*1 year from grant of planning permission*

What would be the anticipated annual build-out rate?

*50 units per annum*

How many years would construction take to complete the development?

*3*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: FP10  
Form submission ID: 205  
Respondent ID: 367  
Supplementary information submitted: No

Existing site

Site name: *The Former St John Fisher Catholic Comprehensive School*  
Site address: *122 Ordnance Street, Chatham, HE4 6SG*  
Type of site: *Brownfield - previously developed land*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): **Selected**  
Please describe the current use: *Vacant Comprehensive School*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*The site is vacant and is surplus to requirements. Planning permission for a new Secondary School on City Way (Ref: MC/20/2839) has been implemented and students have decanted to the new school.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *140*

Maximum number of dwellings: *170*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q4 2023*

What would the anticipated lead-in time be to starting construction?

*Q2 2024*

What would be the anticipated annual build-out rate?

*circa 100 units*

How many years would construction take to complete the development?

*18 months (1.5 years)*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: FP11

Form submission ID: 281

Respondent ID: 427

Supplementary information submitted: No

## Existing site

Site name: *Grays of Chatham*  
Site address: *Grays Of Chatham Ltd, 1-19 High Street, Chatham, ME4 4EN*  
Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the current use: *Former car showroom and open car display areas*

Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*MC/21/0249 – Current application (undetermined) for demolition of existing buildings and redevelopment of site for a residential-led mixed-use development including residential dwellings, a residents' lounge/function room and gymnasium in buildings of up to 6 storeys, together with associated access, car and cycle parking, bin stores, landscaping and amenity space, and a river walk Medway Local Plan 2003 – allocated for 28 units*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *158*

Maximum number of dwellings: *200*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Potential for retail / cafe / office units within scheme*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

No, there are not constraints  
n/a

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
An Ecological Appraisal has been undertaken. This found that the habitats present on site are of low ecological value and do not form a constraint to the proposals. The only exception is the mudflats, which form a priority habitat type, but which are proposed to be retained in any event. There are few opportunities for protected species on site and no evidence of protected species was recorded during the survey work. Appropriate mitigation measures are proposed to safeguard nesting birds and foraging and commuting bats, which may be present in the wider area. Part of the site overlaps with the statutory designated Medway Estuary Marine Conservation Zone (MCZ). In order to safeguard Medway Estuary MCZ, it is proposed that any works affecting this habitat (such as piling or reinforcement of the river wall) are subject to a specific method statement detailing measures to ensure the habitat is safeguarded. KCC Ecology have confirmed that the development of the site would be acceptable subject to appropriate conditions.

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Part of the site falls within a flood zone, being adjacent to the River Medway although the Environment Agency has confirmed that it has no objections to the proposed use and layout of the development as proposed in the current application, which it agrees includes sufficient flood mitigation measures. The EA has however requested further detail on the existing and proposed flood defences within the site, which is being provided.

Are there any other development constraints relating to the natural environment?

## Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

*No, there are not constraints*  
*n/a*

Is a public right of way a development constraint?

*No, there are not constraints*  
*n/a*

Is land contamination a development constraint?

*Yes, there are constraints*  
*The site has historically been used for car-related uses. A detailed contamination assessment has been undertaken which was submitted with the current planning application. The submitted report notes that the site has previously been developed as a dockland within its northern end. Historical and contemporary industrial and commercial uses have included a wharf with warehouses, the use of cranes, weighbridge, and the use of the site as a car dealer/service centre. There is also a potential for underground fuel storage tanks to be present on site however this has not been confirmed during the investigations undertaken to date. No significant sources of on-going contamination were noted during the site walkover. It was considered that the primary source of contamination was the site's historical industrial/commercial use. The site is not located within an Environment Agency defined groundwater source protection zone. Concentrations of toxic metals were generally below their respective soil guideline values. However elevated lead concentrations were encountered across the site. Whilst, in general, organic hydrocarbon concentrations were not significantly elevated, certain slightly elevated PAH and BTEX compounds were encountered within localised areas. Elevated levels of contaminants have been found at the site which could pose a risk to future occupants if exposed to the material for instance in a garden or area of soft landscaping. In areas which are to be covered by either buildings or hard standing, no clean cover layer is required to sever the contain source to receptor pathway. However, during the enabling works the surface layer will be removed pending either off-site disposal or for reuse below buildings and hardstanding across other areas of the site. Site profiling works are likely be necessary as part of the development. It is anticipated that the site will be plateaued to suit the various floor/pavement levels ready to receive the pile mat/pavement base with all soils removed from site down to these levels thereby removing a proportion of the near surface contaminated soils from site. This will remove the potential risk to human health from the lead and organic contamination encountered, by capping the site. Following the successful completion of these remedial works, the risks to the underlying aquifer would be considered to be low. There is a possibility of the presence of Asbestos Containing Material (ACM) within the fabric of the existing site buildings. Prior to demolition, a formal asbestos survey of existing buildings on site would need to be undertaken by a competent contractor. The report recommends that a watching brief be implemented on this site during enabling works and should any further contamination or potentially contaminative sources be discovered during the proposed enabling works all site works would cease and suitably competent consultants/engineers will attend site to agree a formal remediation strategy. The report concludes that based on the principles and definitions outlined under section 57 of the Environment Act 1995, the site would not be considered to be "Contaminated Land" based on its proposed redevelopment with a change of end use to residential without plant uptake, provided that the recommended remedial works are implemented.*

Is a pipeline a development constraint?

*No, there are not constraints*  
*n/a*

Are overhead cables a development constraint?

*No, there are not constraints*  
*n/a*

Is a conservation area designation a development constraint?

*Yes, there are constraints*  
*The site is located within the Star Hill to Sun Pier Conservation Area. With the exception of a small 19th or early 20th century industrial warehouse within the site, which possesses limited historic interest, the existing buildings on the site detract from the appearance of the conservation area, at odds with the traditional fine grain townscape and incongruous with the historic enclosure which characterises the High Street. The current buildings and uses do not contribute to the character and appearance of the conservation area. The Heritage Assessment submitted with the current application demonstrates only a limited degree of harm (at the lower end of the less than substantial scale) arising from this element of the proposals, which is outweighed by urban design benefits, resulting in an overall enhancement to the character and appearance of the Conservation Area.*

Is a listed building or a listed structure a development constraint?

*Yes, there are constraints*  
*The site does not affect or impact on any World Heritage Sites, Scheduled Ancient Monuments, Registered Battlefields, or Registered Parks and Gardens. There are three listed buildings in the vicinity of the site. These are: (1) The Hospital of Sir John Hawkins and Attached Front Railings which is Grade II listed and situated immediately adjacent to the west of the site; (2) 35 High street, a Grade II listed building, immediately adjacent to the east of the site; (3) St Bartholomew's Chapel, a Grade II\* listed building, which occupies a corner plot on the opposite site of High Street, slightly to the west of the site The Heritage Assessment submitted with the current application has extensively tested the potential impacts of the development on nearby listed buildings, finding in each case that there is either a net enhancement to the setting of listed buildings or no material effect. In particular, there will be a net enhancement to the setting of two listed building adjacent to the site, the Grade II Hospital of Sir John Hawkins and 35 High Street. There will also be an enhancement to the setting of nearby Grade II\* listed St Bartholomew's Chapel. In wider views, the assessment concludes that the proposals will have a de minimis effect on views towards Rochester Castle and the Cathedral, and in views including Chatham Dockyard, and the collections of listed buildings in both locations.*

Is archaeological interest a development constraint?

*Yes, there are constraints*  
*No prehistoric, Romano-British, Anglo-Saxon or medieval archaeological remains have been reported within the site or within 150m of its boundaries. However, the site's location means there is some potential for archaeological finds and an appropriate condition requiring an archaeological mitigation scheme would be appropriate. This should not prevent allocation of the site for development.*

Is noise or pollution from neighbouring uses a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the built environment?

*No, there are not constraints*  
*n/a*



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

Yes

When would a planning application be submitted?

*Submitted in 2021 - not yet determined*

What would the anticipated lead-in time be to starting construction?

*6 months from issue of planning permission*

What would be the anticipated annual build-out rate?

*50-75 units per annum*

How many years would construction take to complete the development?

*2-3 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: GN6

Form submission ID: 293

Respondent ID: 401

Supplementary information submitted: No

## Existing site

Site name: *Gillingham No.3 and 4*

Site address: *Pier Road, Gillingham, ME7 1TT*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Two gasholders and ancillary equipment*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*MC/20/2371- Prior Notificaton under Schedule2 Part 11 Class B of the Town and Country Planning GPD0*

*2015 (as amended) for the demolition of no.1 redundant gasholder. MC/03/0095- Part change of use of*

*control room/ compressor house to offices*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *180*

Maximum number of dwellings: *200*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Residential led mixed use with flexible non resi uses*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*Possible ground contamination*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*Yes, there are constraints*  
*To the north of the site lies the Medway Estuary which is a designated site (Ramsar, North Kent Marshes SPA and SSSI.*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*Yes, there are constraints*  
*The site is partially located within Flood zone 1,2, and 3. The majority of the site is located within flood zone 3b.*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
The majority of the site is in use as a gasworks therefore it is likely to be contamination constraints.

Is a pipeline a development constraint?

Yes, there are constraints  
There will be some remaining and residual gas infrastructure but not a barrier to development

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Leasee*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: GN8

Form submission ID: 308

Respondent ID: 353

Supplementary information submitted: Yes

## Existing site

Site name: *Land adjacent to 176 grange Road, Gillingham*

Site address: *Land adjacent to 176 Grange Road, Gillingham*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *No answer given*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*MC/20/1038, MC/20/1737, MC/20/1757, MC/20/1756*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *17*

Maximum number of dwellings: *17*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No answer given  
No answer given

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No answer given  
No answer given

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given



Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*No answer given*

Is there a housebuilder/developer involved in the site?

*No answer given*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No answer given*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*No answer given*

# Site ID: GS29

Form submission ID: 198

Respondent ID: 356

Supplementary information submitted: Yes

## Existing site

Site name: *Connaught Road*

Site address: *2b Connaught Road, Gillingham, ME7 4QD*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: 6

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *13*  
Maximum number of dwellings: *18*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*ASAP - Pre-app is being held currently to discuss the development.*

What would the anticipated lead-in time be to starting construction?

*Once all conditions are cleared.*

What would be the anticipated annual build-out rate?

*15-18*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: HHH1

Form submission ID: 244

Respondent ID: 72

Supplementary information submitted: Yes

## Existing site

Site name: *Lodge Hill Camp*

Site address: *Lodge Hill Lane, Chattenden, Rochester*

Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Previously Developed Land, part of the former MoD Estate Chattenden.*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*N/A*

### Other relevant planning history:

*An outline planning application was prepared (ref: MC/11/2516) and submitted in 2011 for a mixture of up to 5,000 residential units, commercial and ancillary uses which included proposed residential and assisted living development on Lodge Hill Camp. The application had a resolution to grant at Committee on 4 September 2014, however the application has since been withdrawn and revised proposals for a smaller proportion of the site are being prepared by Homes England.*

Proposed development

What is the proposed land use?

General industry (Class B2): **Selected**  
Gross internal area (sqm): 1

Storage and distribution (Class B8): **Selected**  
Gross internal area (sqm): 1

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): **Selected**  
Please describe the proposed use: *Homes England is exploring the potential development options for Lodge Hill Camp. Therefore, to maximise flexibility, the site is being promoted for redevelopment of a mix of employment generating uses. Further investigation is required to determine whether the site comes forward for a single or mix of uses in future.*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**  
Please describe the proposed use: *Homes England is exploring the potential development options for Lodge Hill Camp. Therefore, to maximise flexibility, the site is being promoted for the redevelopment of a mix of employment generating uses. Further investigation is required to determine whether the site comes forward for a single or mix of uses in future.*

Learning and non-residential institution (Class F1): **Selected**  
Please describe the proposed use: *Homes England is exploring the potential development options for Lodge Hill Camp. Therefore, to maximise flexibility, the site is being promoted for redevelopment for a mix of employment generating uses. Further investigation is required to determine whether the site comes forward for a single or mix of uses in future.*

Local community use (Class F2): **Selected**  
Please describe the proposed use: *Homes England is exploring the potential development options for Lodge Hill Camp. Therefore, to maximise flexibility, the site is being promoted for redevelopment for a mix of employment generating uses. Further investigation is required to determine whether the site comes forward for a single or mix of uses in future.*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: **Selected**  
Please describe the proposed use: *Homes England is exploring the potential development options for Lodge Hill Camp. Therefore, to maximise flexibility, the site is being promoted for redevelopment for a mix of employment generating uses. Further investigation is required to determine whether the site comes forward for a single or mix of uses in future.*

Other / Sui generis: **Selected**  
Please describe the proposed use: *Homes England is exploring the potential development options for Lodge Hill Camp. Therefore, to maximise flexibility, the site is being promoted for redevelopment for a mix of employment generating uses. Further investigation is required to determine whether the site comes forward for a single or mix of uses in future.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
Lodge Hill Camp is situated adjacent to Chattenden Woods and Lodge Hill SSSI. Redevelopment proposals would not be located on these features. Protected species utilise the Site and immediate vicinity including reptiles and bats and appropriate consideration would need to be given to avoid contravention of nature conservation legislation. Any future outline planning application for this parcel and any works required to minimise the impact on these important ecological features would need to be considered as part of any future masterplanning.

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*At this stage to be confirmed.*

What would the anticipated lead-in time be to starting construction?

*At this stage to be confirmed.*

What would be the anticipated annual build-out rate?

*At this stage to be confirmed.*

How many years would construction take to complete the development?

*At this stage to be confirmed.*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

Site ID: HHH3  
Form submission ID: 242  
Respondent ID: 72  
Supplementary information submitted: Yes

Existing site

Site name: *Chattenden Barracks (SLAA Ref 0050 which includes the site)*  
Site address: *Lodge Hill, Chattenden, Rochester*  
Type of site: *Brownfield - previously developed land*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the current use: *Previously developed land, part of the former MoD Estate Chattenden which mainly comprises an area of hardstanding.*  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

N/A

Other relevant planning history:

*An outline planning application was prepared (ref: MC/11/2516) and submitted in 2011 for a mixture of up to 5,000 residential units, commercial and ancillary uses. The application had a resolution to grant at Committee on 4 September 2014, however the application has since been withdrawn and revised proposals for a smaller proportion of the site are being prepared by Homes England.*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *500*  
Maximum number of dwellings: *500*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
Yes, there are constraints *Chattenden Barracks is situated adjacent to Chattenden Woods and Lodge Hill SSSI and in close proximity to Ancient Woodland. Proposed residential development would not be located on these features. The SSSI is notified as such in view of known presence of Common Nightingale. Protected species, including reptiles and bats utilise the parcel of land and immediate vicinity. Appropriate consideration is being given to this as proposals are progressed for the site. Homes England, as landowner, are continuing to collate a robust suite of evidence. This will support a future outline planning application for this parcel and any works required to minimise the impact on these important ecological features will be considered as part of the future masterplanning.*

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Winter 2023*

What would the anticipated lead-in time be to starting construction?

*2-3 years post OPA determination.*

What would be the anticipated annual build-out rate?

*TBC*

How many years would construction take to complete the development?

*c.6 years*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

Site ID: HHH5  
Form submission ID: 283  
Respondent ID: 9  
Supplementary information submitted: Yes

Existing site

Site name: *Land at Beacon Hill Lane*  
Site address: *Land at Beacon Hill Lane, Chattenden, Rochester*  
Type of site: *Mixed*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *50*  
Maximum number of dwellings: *65*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*Yes, there are constraints*  
*Part Grade 3, part Grade 1*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
Air Quality Four Elms

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*0-5 years*

What would the anticipated lead-in time be to starting construction?

*1 year*

What would be the anticipated annual build-out rate?

*30 units per annum*

How many years would construction take to complete the development?

2.5

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH6

Form submission ID: 263

Respondent ID: 60

Supplementary information submitted: No

## Existing site

Site name: *Land off Chattenden Lane, Chattenden*

Site address: *Land off Chattenden Lane, Chattenden, Rochester*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*None*

## Other relevant planning history:

*MC/17/2324 ? Mixed use residential development for up to 530 dwellings. Appeal against non-determination withdrawn (PINS Appeal Ref: APP/A2280/W/18/3206614)*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *450*  
Maximum number of dwellings: *550*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): ***Selected***  
Please describe the proposed use: *Land for primary school*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q2/3 2023*

What would the anticipated lead-in time be to starting construction?

*24 months*

What would be the anticipated annual build-out rate?

*35-55 dwellings per annum*

How many years would construction take to complete the development?

*10-15 years*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years, Within 11 to 15 years*

# Site ID: HHH7

Form submission ID: 289

Respondent ID: 319

Supplementary information submitted: No

## Existing site

Site name: *Deangate Ridge*

Site address: *Deangate Ridge Golf & Sports Complex, Dux Court Road, Hoo, Rochester, ME3 8RZ*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

Ref. No: *MC/21/2235 as listed below*

### Other relevant planning history:

• *Temporary change of use (until 31 October 2023) to a grounds maintenance depot involving the parking of vehicles/grounds maintenance equipment and 17 shipping containers for storage, parking for workers and ancillary office use of the first floor of the former clubhouse together with the parking of minibuses Deangate Ridge Golf Course Deangate Ridge Sports Complex Dux Court Road Hoo St Werburgh Rochester Medway ME3 8RZ Ref. No: MC/21/2235 | Received: Tue 27 Jul 2021 | Validated: Tue 27 Jul 2021 | Status: Decided*

• *Minor material amendment to planning permission MC/09/1842 to allow alterations to improve safety, reduce glare from existing lighting and re-orientate and extend practice range Deangate Ridge Golf & Sports Complex Dux Court Road Hoo ME3 8RZ Ref. No: MC/14/3619 | Received: Fri 05 Dec 2014 | Validated: Mon 08 Dec 2014 | Status: Decided*

• *Application for a non-material amendment to planning permission MC/09/1842 to add a condition to list the drawing numbers to the decision notice Deangate Ridge Golf & Sports Complex Dux Court Road Hoo Rochester ME3 8RZ Ref. No: MC/14/3097 | Received: Fri 17 Oct 2014 | Validated: Thu 23 Oct 2014 | Status: Decided*

• *Creation of two new golf holes on semi-improved pasture land to extend the adjacent par 3 course currently under construction using imported 'EA approved' soil. Deangate Ridge Golf & Sports Complex Dux Court Road Hoo St Werburgh Rochester ME3 8RZ Ref. No: MC/13/0134 | Received: Fri 18 Jan 2013 | Validated: Fri 15 Feb 2013 | Status: Decided*

• *Variation of condition 15 on planning permission MC/10/2493 for remodelling of existing par 3 course/informal practice area to improve drainage, playability, appearance and usage using imported inert soil Deangate Ridge Golf And Sports Complex Dux Court Road Hoo St. Werburgh ME3 8RZ Ref. No: MC/13/0127 | Received: Fri 18 Jan 2013 | Validated: Mon 28 Jan 2013 | Status: Decided*

• *Details pursuant to conditions 2, 3, 4, 6, 8, 13 & 14 on planning permission MC/10/2493 for the proposed remodelling of existing par 3 course / informal practice area to improve drainage, playability, appearance and usage using imported inert soil Deangate Ridge Golf Course Dux Court Road Hoo St Werburgh Rochester ME3 8RZ Ref. No: MC/12/0291 | Received: Fri 03 Feb 2012 | Validated: Mon 06 Feb 2012 | Status: Decided*

• *Details pursuant to conditions 02, 03, 04, 06, 08 and 14 on planning permission MC/09/1842 for Remodelling of existing golf practice range, to improve its drainage, playability and appearance, using imported inert waste soils. Deangate Ridge Golf & Sports Complex Dux Court Road Hoo ME3 8RZ Ref. No: MC/10/2625 | Received: Fri 16 Jul 2010 | Validated: Fri 16 Jul 2010 | Status: Decided*

• *Proposed remodelling of existing par 3 course / informal practice area to improve drainage, playability, appearance and usage using imported inert soil Deangate Ridge Golf & Sports Complex Dux Court Road Hoo ME3 8RZ Ref. No: MC/10/2493 | Received: Fri 09 Jul 2010 | Validated: Mon 26 Jul 2010 | Status: Decided*

• *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 - request for a screening opinion for the remodelling of the par 3 golf course Deangate Ridge Golf Course Dux Court Road Hoo St Werburgh Rochester ME3 8RZ Ref. No: MC/10/1754 | Received: Wed 12 May 2010 | Validated: Wed 12 May 2010 | Status: Unknown*

• *Remodelling of existing golf practice range, to improve its drainage, playability and appearance, using imported inert waste soils. Deangate Ridge Golf & Sports Complex Dux Court Road Hoo ME3 8RZ Ref. No: MC/09/1842 | Received: Tue 13 Oct 2009 | Validated: Thu 26 Nov 2009 | Status: Decided*

own and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 - request for a screening opinion for the remodelling of the driving range Deangate Ridge Golf Course Dux Court Road Hoo St Werburgh Rochester ME3 8RZ Ref. No: MC/09/0776 | Received: Wed 10 Jun 2009 | Validated: Wed 10 Jun 2009 | Status: Unknown

Call for Sites, Site ID: HHH7

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *300*

Maximum number of dwellings: *650*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*topography is very undulating*

Is the landscape character a development constraint?

Yes, there are constraints  
*Yes a significant number of trees, which we are keen to retain if possible*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
*n/a*

Are ecological designations a development constraint?

Yes, there are constraints  
*There are several listed Wildlife and Countryside Act protected species on the Deangate site that, if negatively impacted by future development, will require either mitigation plans, translocation or compensation of habitat in accordance with the mitigation hierarchy*

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
*Multiple trees and landscape features to consider*

Is a tree preservation order a development constraint?

No, there are not constraints  
*n/a*

Is flooding a development constraint?

No, there are not constraints  
*n/a*

Are there any other development constraints relating to the natural environment?

Yes, there are constraints  
*water courses and streams and adjacent SSSI*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

Yes, there are constraints  
adjacent SSSI and mitigation must be considered

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No answer given  
No answer given

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*Jan-25*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

*estimated at; 2026/7 - 40, 27/28 - 60, 28/29 80 29/30 - 120, 30/31 - 138, 31/32 - 80. 32/33 - 72, 33/34 - 60.*

How many years would construction take to complete the development?

*10*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: HHH8

Form submission ID: 184

Respondent ID: 333

Supplementary information submitted: No

## Existing site

Site name: *Land west of Hoo St Werburgh*

Site address: *Land between Peninsula Way and Main Road, Hoo St Werburgh*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*Previous application and appeal in the period 2014-2016.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *450*  
Maximum number of dwellings: *450*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *Convenience retail*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): ***Selected***  
Please describe the proposed use: *Community building*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

## Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints

*The ground itself is not a constraint although some parts of the site are challenging in terms of gradient. There are various underground utilities crossing the site, which will kept in situ with appropriate buffers provided.*

Is the landscape character a development constraint?

Yes, there are constraints

*The upper slopes of the site are visible in the wider landscape and so will remain open.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints

*The site varies between 3a and 3b. The pre-dominant ALC is 3b (moderate quality).*

Are ecological designations a development constraint?

Yes, there are constraints

*The site itself is not subject to ecological designations but there are designations in the wider area (SSSI, SPA, Ramsar) that are relevant.*

Is a tree or hedgerow a development constraint?

Yes, there are constraints

*There is existing hedgerow and limited tree cover, which will be retained save for where requires for access. Replacement planting will be provided.*

Is a tree preservation order a development constraint?

Yes, there are constraints

*A TPO applies to a tree line on the eastern boundary where the site adjoins the rear gardens of properties on Knights Road. These trees have been surveyed and will be avoided by any new development.*

Is flooding a development constraint?

Yes, there are constraints

*There are limited flood extents associated with the Hoo Stream. This will be avoided in terms of any new development.*

Are there any other development constraints relating to the natural environment?

Yes, there are constraints

No

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There are gas mains that cross the site, which will be avoided and remain in situ.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
The Grade II Listed Mill House adjoins the land to the northern boundary with Ratcliffe Highway. A suitable stand off from this property will be provided to respect its setting.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
There is ambient noise associated with adjoining highway, particularly Peninsula Way. An appropriate stand off and other mitigation will be provided.

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023*

What would the anticipated lead-in time be to starting construction?

*9 months from planning permission*

What would be the anticipated annual build-out rate?

*Approximately 75 properties p.a.*

How many years would construction take to complete the development?

*Approximately 7 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH11

Form submission ID: 268

Respondent ID: 60

Supplementary information submitted: No

## Existing site

Site name: *Land at Ratcliffe Highway, Hoo St Werburgh*

Site address: *Land at Ratcliffe Highway, Hoo, Rochester, ME3 8PX*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*None*

### Other relevant planning history:

*MC/18/3663 ? Outline planning application for up to 210 dwellings and associated works. Application withdrawn.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *200*

Maximum number of dwellings: *260*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
Public Right of Way RS102 runs through the north eastern corner of the site connecting Ratcliffe Highway to Vidgeon Avenue.

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q2 2023*

What would the anticipated lead-in time be to starting construction?

*18-24 months*

What would be the anticipated annual build-out rate?

*35 dwellings per annum*

How many years would construction take to complete the development?

*7*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: HHH12

Form submission ID: 221

Respondent ID: 359

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Main Road and Church Farm*

Site address: *W St. J Brice Ltd, Church Farm, Main Road, Hoo, Rochester, ME3 9LL*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Elderly persons accommodation with Care.*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *1800*

Maximum number of dwellings: *1850*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *District Centre Facilities*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *Community facilities as required*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
High Pressure Gas main running across the site North to South. Appropriate mitigation of a stand off either side of the pipeline is achievable.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024/5*

What would the anticipated lead-in time be to starting construction?

*12-18 months*

What would be the anticipated annual build-out rate?

*50 -55dpa (Likely to have three sales outlets as part of the phased delivery)*

How many years would construction take to complete the development?

*Circa 12 - 15 years*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: HHH14

Form submission ID: 282

Respondent ID: 60

Supplementary information submitted: No

## Existing site

Site name: *Land East and West of Dux Court Road, Hoo St Werburgh*

Site address: *Land East and West of Dux Court Road, Hoo St Werburgh, Rochester*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*None*

## Other relevant planning history:

*None*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *80*  
Maximum number of dwellings: *120*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q4 2024 / Q1 2025*

What would the anticipated lead-in time be to starting construction?

*24 months*

What would be the anticipated annual build-out rate?

*30 dwellings per annum*

How many years would construction take to complete the development?

*6 years*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*



# Site ID: HHH16

Form submission ID: 183

Respondent ID: 330

Supplementary information submitted: Yes

## Existing site

Site name: *Deangate Cottage and Land*

Site address: *Deangate Cottage, Dux Court Road, Hoo, Rochester, ME3 8RZ*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**  
Please describe the proposed use: *House and field.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

Yes  
*Covenant exists with Ossenton Local farmer, he gets a percentage of the sale price if land is uplifted in value. But has no say on land itself.*

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: HHH17

Form submission ID: 243

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Dux Court Cottage and Adjoining Land*

Site address: *Dux Court Cottage, Dux Court Road, Hoo*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: *1*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Motor Cycle Scrambling Track*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *56*

Maximum number of dwellings: *70*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No answer given  
No answer given

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024/2025*

What would the anticipated lead-in time be to starting construction?

*6 months from Planning Permission*

What would be the anticipated annual build-out rate?

*30*

How many years would construction take to complete the development?

*2 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH18

Form submission ID: 165

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Dux Court Road*

Site address: *Land surrounding Dux Court*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**  
Please describe the proposed use: *Possible mix of residential, commercial, leisure, educational and community uses associated with the Hoo Development Framework Proposals*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

Yes, there are constraints  
Overhead cables to the northern area

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: HHH19

Form submission ID: 227

Respondent ID: 372

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Flanders Farm, Peninsula Way, Hoo St Werburgh Rochester, Kent, ME3 6QE*

Site address: *A C Goatham & Son, Flanders Farm, Ratcliffe Highway, Hoo, Rochester, ME3 8QE*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*N/A*

### Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): ***Selected***  
Gross internal area (sqm): *10000*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *100*  
Maximum number of dwellings: *400*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *Retail, Office, Light Industrial*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: HHH22

Form submission ID: 300

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Land west of Ropers Lane*

Site address: *Land west of Ropers Lane, Hoo St Werburgh, Medway, Kent, ME3 9LT*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*N/A*

## Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *1500*

Maximum number of dwellings: *1500*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *As the site is sustainable and accessible with no overriding constraints, the site presents an opportunity for a sustainable extension to the east of the existing settlement of Hoo St Werburgh. The site should be considered as part of the wider Hoo St Werburgh Rural Town, which will deliver a highly sustainable community securing significant housing growth supported by infrastructure; employment opportunities; services and facilities as well as environmental enhancements (as set out in the draft Hoo Development Framework Masterplan, November 2022).*

Natural constraints

No, there are not constraints  
n/a

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
The site comprises a mix of agricultural land, which has been assessed by a supporting Agricultural Land Classification Report (2015); this shows that the majority of the land is Grade 3a, with pockets of Grade 2 and 3b. The loss of such land should be considered in the wider context of the need for housing development and sustainable locations such as this.

Are ecological designations a development constraint?

Yes, there are constraints  
The supporting Ecological Assessment (January 2023) sets out that there are several statutory designated sites in the vicinity of the site and that habitats within the site may be functionally-linked to the Medway Estuary and Marshes SPA and Ramsar site. Mitigation measures to avoid negative impacts upon the designating features of these sites would be considered as part of the strategic SEMS proposals and of any future planning application, with particular regard to any added recreational pressures brought about by new development.

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
There is a tree lined track running through the centre of the site (north to south), which would be retained as part of a green corridor/route and potential secondary vehicular access as part of the development. This considered within the latest Hoo Development Framework Plan.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Yes, there are constraints (Please provide further details) X The site is in Flood Zone 1 and so considered at low risk of flooding from rivers and the sea. There is a potential area of overland surface water flood risk associated with a natural ground depression. This would be considered and retained within the development, forming a part of the drainage strategy.

Are there any other development constraints relating to the natural environment?

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
A number of footpaths run through the site, including Saxon Shore Way. These would however all be retained, incorporated and enhanced as part of any future planning application. This is reflected by the concept proposals undertaken to date and the draft Hoo Development Framework Plan (November 2022).

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There are a number of existing pipelines, mostly in the northern section of the site, which require an easement as part of the development. This is fully assessed within the supporting Utilities Consultation Note (September 2020).

Are overhead cables a development constraint?

Yes, there are constraints  
There are existing overhead 11kV cables on poles from the southern boundary to the existing farm premises in the centre of the site which require an easement as part of the development. This is fully assessed within the supporting Utilities Consultation Note (September 2020).

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Four Pillboxes (both Grade II) are located along the western boundary of the site, as well as a cluster of listed buildings to the south of the site and a tank stop line. These would be considered as part of any planning application, and the accompanying Heritage Assessment (January 2023) fully assesses the potential impacts on these of future development.

Is archaeological interest a development constraint?

Yes, there are constraints  
The supporting Heritage Assessment (January 2023) concludes that the site (including the wider Hoo site as a whole) has an overall low to moderate potential for significant archaeological remains to be present within the site, albeit further site investigation might be deemed necessary.

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*An outline planning application could be submitted at a suitable point in time alongside the progression of the Local Plan; this could be c.2030/31.*

What would the anticipated lead-in time be to starting construction?

*Following approval of an outline application, we expect there would be a 1-2 year lead-in time for the submission of Reserved Matters and for site mobilisation.*

What would be the anticipated annual build-out rate?

*An assumed consecutive delivery of c. 80 units per annum per each outlet.*

How many years would construction take to complete the development?

*c. 20 years*

Please indicate the approximate timescale for delivery:

*15 years +*

# Site ID: HHH23

Form submission ID: 230

Respondent ID: 359

Supplementary information submitted: No

## Existing site

Site name: *Land to the South of Christmas Lane, High Halstow.*

Site address: *56 South of Christmas Lane, High Halstow*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *12*

Maximum number of dwellings: *15*

Self build and custom build: ***Selected***

Minimum number of dwellings: *12*

Maximum number of dwellings: *15*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH24

Form submission ID: 228

Respondent ID: 359

Supplementary information submitted: Yes

## Existing site

Site name: *Whitehouse Farm, Land North of Stoke Road, Hoo*

Site address: *Whitehouse Farm, Stoke Road, Hoo St Werburgh*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Redundant Analogue Mast Location. G4 Telecommunications Mast*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *85*

Maximum number of dwellings: *100*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Listed WWII Pill Box on site that will be protected together with appropriate recognition of the Hoo Stop line.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023*

What would the anticipated lead-in time be to starting construction?

*2024*

What would be the anticipated annual build-out rate?

*50 - 55dpa*

How many years would construction take to complete the development?

*2*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH25

Form submission ID: 226

Respondent ID: 359

Supplementary information submitted: Yes

## Existing site

Site name: *Whitehouse Farm, Land South of Stoke Road, Hoo*

Site address: *Whitehouse Farm, Stoke Road, Hoo St Werburgh*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*MC/19/3129 - Outline planning application with all matters reserved (other than means of access) for up to 100 dwellings and associated works and infrastructure*

### Other relevant planning history:

*Reserved Matters Approval Application Awaiting Determination. (Ref: MC/22/2800)*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *100*

Maximum number of dwellings: *100*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: HHH26

Form submission ID: 220

Respondent ID: 336

Supplementary information submitted: Yes

## Existing site

Site name: *Land to the East of High Halstow*

Site address: *Land South of Britannia Road, High Halstow*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*The site has not been the subject of any major planning applications previously, whilst the vast majority of applications submitted in the immediate vicinity relate to minor residential works to existing dwellings.*

### Other relevant planning history:

*In September 2018, Redrow obtained planning (Ref: MC/17/4408) for 66 dwellings and associated new access, car parking, landscaping and open space at Walnut Tree Farm in High Halstow. This development has been constructed and is located in close proximity to the site. Land Promotion The Site was allocated for residential development (including land reserved for a 2FE primary school and other commercial/communities uses) in both the Medway Local Plan Regulation 18 (June, 2020) and the Regulation 19 (October, 2021) consultations, as site 1113 'Land East of High Halstow' and F.4, respectively. It is noted that the Medway Local Plan Regulation 19 was published as part of the agenda pack for Full Council Meeting on 7th October 2021, however the meeting was postponed and following the postponement, Medway Council have withdrawn the Medway Local Plan Regulation 19. The Site however continues to be promoted for development in the emerging Hoo Development Framework ('HDF') document, which will set out a high-level masterplan and key development principles to guide future development on the Peninsula. This forms part of the £170million granted from the Housing Infrastructure Fund ('HIF') that received from Central Government in November 2019. Lastly, the Site is identified under Policy HH PQ4 'Land to the East of High Halstow' within the High Halstow Parish Council Regulation 14 Consultation of the Draft Neighbourhood Plan 2020 – 2037 ('draft NP').*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *700*

Maximum number of dwellings: *760*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Local centre (up to 1,000 sqm Use Classes E and F)*

Learning and non-residential institution (Class F1): ***Selected***

Please describe the proposed use: *2FE Primary School*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *Local centre (up to 1,000 sqm Use Classes E and F)*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Provision will be made for self build and custom build within the development.*

## Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
The Site is covered by published landscape character assessments at a national, county and local level. The Site is located within the Hoo Peninsula Farmland Landscape Character Area in the Medway Landscape Character Assessment (2011), which is described as having: • Weak landscape structure, lack of distinctiveness and overall coherence; • Field boundaries – mixed fences and hedges – sparse and poorly managed hedgerows, isolated trees and blocks of woodland (often around farm buildings); and • Many detracting features – poor quality edges to farms and settlements with discordant conifers, roads (notably A228), railway, signs, telephone lines and pylons/ power lines.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
The Site comprises Grade 3 (Good to Moderate) quality agricultural land.

Are ecological designations a development constraint?

Yes, there are constraints  
The site supports habitats of no more than low ecological value. The site comprises a large area of formerly arable land which has been left fallow and is recolonising with ruderal species. A network of ditches are present at the site, which were largely recorded to be dry and encroached with Bramble scrub, although the ditch at the northern boundary was recorded to hold a small amount of water. Surveys have been undertaken in relation to bats, Badger, Water Vole, breeding birds, reptiles and amphibians. These surveys have recorded low numbers of foraging and commuting bats, an outlier Badger sett, Water Vole at the northern boundary ditch (although the remaining ditches, being dry, are considered suboptimal for this species), small numbers of breeding birds including a number of Skylark territories, a population of Common Lizard, and a population of Great Crested Newt associated with off-site ponds to the north of the site. The ancient woodland will be safeguarded through the establishment of a minimum 15m buffer to development, along with a substantial area of new woodland proposed adjacent to the north. Protected species will be safeguarded through appropriate mitigation measures, whilst the new woodland, wetland and grassland habitats will be designed to provide new opportunities for these species.

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
Hedgerows at the site are present, albeit of a very gappy character with large sections of the boundary with no hedge present. An area of Ancient Woodland is present adjacent to the eastern boundary.

Is a tree preservation order a development constraint?

Yes, there are constraints  
There are no trees on-site which are subject to a Tree Preservation Order (TPO). There is an area of Ancient Woodland, known as Fishers Wood, which lies adjacent to the Site boundary to the south-east.

Is flooding a development constraint?

Yes, there are constraints  
The Site is located in Flood Zone 1 (low probability of flooding from fluvial sources) but is considered to be at medium risk of surface water flooding due to the presence of drains on-site.

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

*Yes, there are constraints*  
*Connecting to the existing community will mean improving the pedestrian routes into the village, along Christmas Lane, Britannia Road, and along the public right of way. On vehicle access, several smaller junctions both north and south will be more in keeping with the existing street network in the village than a single large access.*

Is a public right of way a development constraint?

*Yes, there are constraints*  
*The Medway Peninsula RS44#1 Public Right of Way (PRoW) crosses the site to the east from High Halstow before turning southwards, linking Britannia Road and Christmas Land and subsequently extending to Sharnal Street to the south.*

Is land contamination a development constraint?

*Yes, there are constraints*  
*The potential for significant contamination is very low. There are no registered current or historical landfills, or other licenced industrial land-uses present on or in proximity to the Site.*

Is a pipeline a development constraint?

*No, there are not constraints*  
*n/a*

Are overhead cables a development constraint?

*Yes, there are constraints*  
*There is an existing overhead power line that will be diverted underground as part of the proposed development.*

Is a conservation area designation a development constraint?

*No, there are not constraints*  
*n/a*

Is a listed building or a listed structure a development constraint?

*Yes, there are constraints*  
*There are no listed buildings or registered parks and gardens within the vicinity of the Site, with the exception of the Grade II listed Fenn Street Farm House, located approximately 90m to the north-east.*

Is archaeological interest a development constraint?

*No, there are not constraints*  
*n/a*

Is noise or pollution from neighbouring uses a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the built environment?

*No, there are not constraints*  
*n/a*

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*A hybrid planning application will be submitted to Medway Council at the end of March 2023. The proposed description of development is: Hybrid planning application seeking outline permission (all matters reserved except for access) for the erection of up to 480no. residential units (including affordable housing), and a primary school (Use Class F1(a)) with new vehicular access points, car and cycle facilities and provision of public open space, sustainable drainage and landscaping works and full Planning Application (Phase 1) for the erection of 279no. residential units (including affordable housing) and the local centre (up to 1,000 sqm Use Classes E and F) with open space, associated vehicle, cycle and pedestrian access off Christmas Lane, upgrade of existing Public Right of Way, associated services and infrastructure, public realm, landscaping and SuDS. (Together with off-site highway works).*

What would the anticipated lead-in time be to starting construction?

*A hybrid planning application will be submitted to Medway Council at the end of March 2023. If planning permission is granted in Winter 2024, then construction on site is expected to start in March 2025.*

What would be the anticipated annual build-out rate?

*It is anticipated that approximately 60 homes a year will be delivered over a 12-year buildout programme.*

How many years would construction take to complete the development?

*Phase 1 Build start March 2025 Build end October 2029 Phase 2 Build start October 2029 Build end October 2035 Phase 3 Build start October 2035 Build end April 2037*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years, Within 11 to 15 years*



# Site ID: HHH28

Form submission ID: 304

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Sharnal Street*

Site address: *Sharnal Street, Rochester, ME3 8QL*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*N/A*

### Other relevant planning history:

*N/A*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *30*  
Maximum number of dwellings: *50*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the proposed use: *No. of dwellings TBC.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*Yes, there are constraints*  
*There are a number of existing trees on the site.*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
An existing PROW crosses the site.

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however, this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*A planning application could be submitted at a suitable point in time alongside the progression of the Local Plan. The site would likely come forward after 2030*

What would the anticipated lead-in time be to starting construction?

*c 1 year following approval of a planning application.*

What would be the anticipated annual build-out rate?

*Not known.*

How many years would construction take to complete the development?

*Approximately 5 years.*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: HHH29

Form submission ID: 229

Respondent ID: 359

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Christmas Lane, High Halstow*

Site address: *Land at Christmas Lane, High Halstow*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*Site forms part of the proposed allocation for residential development in the High Halstow Neighbourhood Plan.*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 55  
Maximum number of dwellings: 65

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

**Yes**

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023/4*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*50dpa.*

How many years would construction take to complete the development?

*1.5 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH30

Form submission ID: 255

Respondent ID: 412

Supplementary information submitted: Yes

## Existing site

Site name: *Land at 1 Ropers Farm*

Site address: *1 Ropers Farm, Ropers Green Lane, High Halstow, Rochester, ME3 8AD*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: *1*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *18*  
Maximum number of dwellings: *30*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *A range of uses would be considered including retail. To eb worked up with Medway Council having regard to the Hoo Development Framework proposals*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
A small part of the east end of the site is covered by Flood Risk zone 3. It is considered that this can be overcome with good design - as the Council must consider to be the case having regard to the Hoo Development Framework proposals

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*After the Hoo Development Framework is confirmed*

What would the anticipated lead-in time be to starting construction?

*Immediate after permission*

What would be the anticipated annual build-out rate?

*Complete all within 1 year*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: HHH31

Form submission ID: 299

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Land east of Ropers Lane*

Site address: *Land east of Ropers Lane, Hoo St Werburgh, Medway, Kent, ME3 9LT*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*N/A*

## Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *2000*

Maximum number of dwellings: *2000*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *see 'other'*

Learning and non-residential institution (Class F1): ***Selected***

Please describe the proposed use: *see 'other'*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *see 'other'*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *As the site is sustainable and accessible with no overriding constraints, the site presents an opportunity for a sustainable extension to the east of the existing settlement of Hoo St Werburgh. The site should be considered as part of the wider Hoo St Werburgh Rural Town, which will deliver a highly sustainable community securing significant housing growth supported by infrastructure; employment opportunities; services and facilities as well as environmental enhancements (as set out in the draft Hoo Development Framework Masterplan, November 2022).*

Natural constraints

No, there are not constraints  
n/a

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
The site comprises a mix of agricultural land, which has been assessed by a supporting Agricultural Land Classification Report (January 2023); this shows that the majority of the land is Grade 2 or 3a. The loss of such land would be considered in the context of the wider need to deliver new housing at sustainable locations.

Are ecological designations a development constraint?

Yes, there are constraints  
The supporting Ecological Assessment (January 2023) sets out that there are several statutory designated sites in the vicinity of the site and that habitats within the site may be functionally-linked to the Medway Estuary and Marshes SPA and Ramsar site. Mitigation measures to avoid negative impacts upon the designating features of these sites would be considered as part of the wider SEMs proposals any future planning application, with particular regard to any added recreational pressures brought about by new development.

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
There are a number of existing trees/hedgerows within the site; these would be retained as far as possible, as part of any future planning application on the site.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
There is an area of medium/high flood risk along the north eastern edge of the site, which follows the extent of the watercourse and natural topography of the site. This would be retained with the development, forming part of the sustainable drainage strategy and a linear park linking footpath/cycle routes. Overland flow path for Surface Water would be co-ordinated within the masterplan forming part of the open space and SuDS strategy for any proposed development.

Are there any other development constraints relating to the natural environment?

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
A number of footpaths run through the site, including Saxon Shore Way. These would however all be retained, incorporated and enhanced as part of any future planning application. This is reflected by the concept proposals undertaken to date and the draft Hoo Development Framework Plan (November 2022).

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There are a number of existing pipelines which would require an easement as part of the development. This is fully assessed within the supporting Utilities Consultation Note (September 2020).

Are overhead cables a development constraint?

Yes, there are constraints  
There is a network of overhead power lines and pylons that run across the centre of the site proposed for residential development, connecting to the nearby power stations, with a 10m easement from the overhead lines and a clearance for the max swing plus 5.3m required either side of the cables. This is fully assessed within the supporting Utilities Consultation Note (September 2020), and could be accommodated by an appropriate easement. This is reflected by the concept proposals undertaken to date and the draft Hoo Development Framework Plan (November 2022).

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
The southern part of the site area is of value as part of the setting of Lancers Farmhouse, as well as the setting of the more distant buildings groups at White Hill farm and Cold Arbour. These would be considered as part of any future planning application. Please see the accompanying Heritage Assessment (January 2023).

Is archaeological interest a development constraint?

Yes, there are constraints  
The supporting Heritage Assessment (January 2023) concludes that the site (including the wider Hoo site

as a whole) has an overall low to moderate potential for significant archaeological remains to be present within the site, albeit further site investigation might be deemed necessary as part of any future planning application.

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Yes, there are constraints  
HSE have shown an Explosives Safeguarding Zone adjacent to Stoke Road, HSE were contacted and provided general guidance and advised that ‘were the development to not include buildings of vulnerable construction, that there would unlikely be an impact on the nearby licensed explosives site’. However HSE will need to be consulted at a stage where the masterplan and development information is available. Vulnerable building definition (HSE); (a) a building of more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5m2 and extending over more than 50% or 120m2 of the surface of any elevation; (b) a building of more than three storeys above ground or 12m in height with solid walls and individual glass panes or frangible panels larger than 1.5m2 and extending over at least 50% of any elevation; (c) a building of more than 400m2 plan area with continuous or individual glazing panes larger than 1.5m2 extending over at least 50% or 120m2 of the plan area; or (d) any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*An outline planning application could be submitted at a suitable point in time alongside the progression of the Local Plan; this could be c.2030/2031*

What would the anticipated lead-in time be to starting construction?

*Following approval of an outline application, we expect there would be a 1?2-year lead-in time for the submission of Reserved Matters and for site mobilisation.*

What would be the anticipated annual build-out rate?

*An assumed consecutive delivery of c. 80 units per annum per each outlet.*

How many years would construction take to complete the development?

*c. 20 years.*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: HHH32

Form submission ID: 206

Respondent ID: 376

Supplementary information submitted: Yes

## Existing site

Site name: *Abbots Court, Hoo, Kent, ME3 9LS*

Site address: *Abbots Court, Stoke Road, Hoo, Rochester, ME3 9LS*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*The existing building was converted into 9 houses in 2010 and there is a parcel of land to the rear of the property which is approx 1/4 acre. This is currently a flat area of well maintained lawn.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 3

Maximum number of dwellings: 6

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*Yes, there are constraints*  
*potentially a flood concern although there is a defended flood barrier nearby to protect the surrounding area.*  
*We have a flood survey that can be provided.*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No answer given  
No answer given



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Part owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*ASAP*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*Sorry, do not understand the question*

How many years would construction take to complete the development?

*2 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH33

Form submission ID: 273

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Stoke Road*

Site address: *Land at Stoke Road, Hoo*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *330*

Maximum number of dwellings: *330*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
PRoW IDRS94 run from Stoke Road to Ropers Lane. Submitted illustrative layout shows how this can be integrated into the development

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

Yes  
No answer given

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No answer given  
No answer given

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given



Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023/24*

What would the anticipated lead-in time be to starting construction?

*6 months from Planning Permission*

What would be the anticipated annual build-out rate?

*30*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: HHH35

Form submission ID: 298

Respondent ID: 148

Supplementary information submitted: Yes

## Existing site

Site name: *Kingsnorth Employment Site*

Site address: *Kingsnorth, east of Ropers Lane, Hoo St Werburgh, Kent, ME3 9LT*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*Current application (ref MC/23/0104) for employment development on western land parcel only.*

### Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): **Selected**

Gross internal area (sqm): 10000

Storage and distribution (Class B8): **Selected**

Gross internal area (sqm): 10000

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**

Please describe the proposed use: *The site is suitable and available for employment use which could accommodate between 157,000sqm & 176,000sqm of floorspace, split between B2, B8 and E uses. The site could also support the wider proposals of the Hoo St Werburgh Rural Town, which will deliver a highly sustainable new community (as set out in the draft Hoo Development Framework Masterplan, November 2022). NB form allowed maximum 10,000sqm floorspace to be submitted for B8 and B2 uses, but proposed floorspace quantum is as written in paragraph above.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**

Please describe the proposed use: *The site is suitable and available for employment use which could accommodate between 157,000sqm & 176,000sqm of floorspace, split between B2, B8 and E uses. The site could also support the wider proposals of the Hoo St Werburgh Rural Town, which will deliver a highly*

*sustainable new community (as set out in the draft Hoo Development Framework Masterplan, November 2022). NB form allowed maximum 10,000sqm floorspace to be submitted for B8 and B2 uses, but proposed floorspace quantum is as written in paragraph above.*

Natural constraints

No, there are not constraints  
n/a

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
The site comprises a mix of agricultural land, which has been assessed by a supporting Agricultural Land Classification Report (January 2023); this shows that the majority of the land is Grade 2 or 3a. The loss of such land would be considered in the context of wider need for employment development and the significance of this location to deliver that growth.

Are ecological designations a development constraint?

Yes, there are constraints  
The supporting Ecological Assessment (January 2023) sets out that there are several statutory designated sites in the vicinity of the site and that habitats within the site may be functionally-linked to the Medway Estuary and Marshes SPA and Ramsar site. Mitigation measures to avoid negative impacts upon the designating features of these sites would be considered as part of any future planning application, with particular regard to any added recreational pressures brought about by new development.

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
Existing trees/hedgerows are present within and surrounding the site; these would be retained as far as possible as part of any future planning application on the site.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
There is an area of medium/high flood risk along the north east edge of the site, following the extent of the watercourse. The southern boundary is also subject to an area of medium/high extent of flood risk from the sea. This would be retained with the development, where possible forming part of the sustainable drainage strategy and a linear park linking footpath/cycle routes.

Are there any other development constraints relating to the natural environment?

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
An existing footpath runs through the southern part of the site.

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There are a number of existing pipelines which would require an easement as part of the development. This is fully assessed within the supporting Utilities Consultation Note (September 2020).

Are overhead cables a development constraint?

Yes, there are constraints  
There is a network of overhead power lines and pylons that run along the eastern site boundary, connecting to the nearby power stations, with a 25m clearance zone from the centre of each overhead line. This is fully assessed within the supporting Utilities Consultation Note (September 2020), and could be accommodated by an appropriate easement.

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
The site is in proximity to the setting of Lancers Farmhouse, as well as the setting of the more distant buildings groups at White Hill farm and Cold Arbour. These would be considered as part of any future planning application. See accompanying Heritage Assessment (January 2023).

Is archaeological interest a development constraint?

Yes, there are constraints  
The supporting Heritage Assessment (January 2023) concludes that the site (including the wider Hoo site as a whole) has an overall low to moderate potential for significant archaeological remains to be present within the site, albeit further site investigation might be deemed necessary as part of any future planning application.

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Yes, there are constraints  
HSE have shown an Explosives Safeguarding Zone overlapping the site, HSE were previously contacted and the provided general guidance on the adjacent site (East of Ropers Lane) and advised that ‘were the development to not include buildings of vulnerable construction, that there would unlikely be an impact on the nearby licensed explosives site’. However HSE will need to be consulted at a stage where the masterplan and development information is available. Vulnerable building definition (HSE); (a) a building of more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5m2 and extending over more than 50% or 120m2 of the surface of any elevation; (b) a building of more than three storeys above ground or 12m in height with solid walls and individual glass panes or frangible panels larger than 1.5m2 and extending over at least 50% of any elevation; (c) a building of more than 400m2 plan area with continuous or individual glazing panes larger than 1.5m2 extending over at least 50% or 120m2 of the plan area; or (d) any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is presently in agricultural use; however this use could wholly cease if development occurs.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*An application is already progressing on part of the site for employment development, submitted in January 2023 (reference MC/23/0104), with permission anticipated in 2023. Further applications for the remainder of the site could be submitted at a suitable point in time alongside the progression of the Local Plan; this could be from c.2025.*

What would the anticipated lead-in time be to starting construction?

*Following planning permission, construction on the western part of the site (reference MC/23/0104) could progress in 2024.*

What would be the anticipated annual build-out rate?

*Circa 200,000 ft2 per year.*

How many years would construction take to complete the development?

*A total of 9 years.*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*



# Site ID: HHH36

Form submission ID: 271

Respondent ID: 397

Supplementary information submitted: Yes

## Existing site

Site name: *MedwayOne (Former Kingsnorth Power Station)*

Site address: *Eschol Road, Hoo St Werburgh, Rochester, ME3 9NQ*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *1*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *1*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Former Kingsnorth Coal Fired Power Station - now cleared site*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Former Kingsnorth Power Station Present Outline Application: MC/21/0979 Proposed mix of employment uses. Unable to enter sqm figures greater than 10,000 in tables above - hence only entered 1sqm. Please see table below. Recent Outline Application LPA Ref: MC/21/0979: employment-led mixed-uses: Use Class Max Use Class Floorspace (GIA)\* Max Use Class Floorspace (GEA)\* B1c (Class 'E' in updated UCO) 33,000 sqm 33,990 sqm B2 157,500 sqm 162,225 sqm B8 (non-data centre) 315,000 sqm 324,450 sqm B8 (data centre) 87,379 sqm 90,000 sqm B8 (parcel distribution only) 60,000 sqm 61,800 sqm Sui generis (energy exc 49.9MW) 60,000 sqm 61,800 sqm Sui generis (lorry park/layover) 40 – 50 spaces together with associated facilities (site area up to 1ha)*

## Current planning permission(s), including reference numbers:

*MC/21/0979*

## Other relevant planning history:

*Recent Outline Application LPA Ref: MC/21/0979: employment-led mixed-uses: Use Class Max Use Class Floorspace (GIA)\* Max Use Class Floorspace (GEA)\* B1c (Class 'E' in updated UCO) 33,000 sqm 33,990 sqm B2 157,500 sqm 162,225 sqm B8 (non-data centre) 315,000 sqm 324,450 sqm B8 (data centre) 87,379 sqm 90,000 sqm B8 (parcel distribution only) 60,000 sqm 61,800 sqm Sui generis (energy exc 49.9MW) 60,000 sqm 61,800 sqm Sui generis (lorry park/layover) 40 – 50 spaces together with associated facilities (site area up to 1ha) LPA resolution to approve: 16 Nov 2022 & 08 March 2023 = planning permission imminent*

## Proposed development

### What is the proposed land use?

General industry (Class B2): **Selected**

Gross internal area (sqm): 1

Storage and distribution (Class B8): **Selected**

Gross internal area (sqm): 1

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**

Please describe the proposed use: *Recent Outline Application LPA Ref: MC/21/0979: employment-led mixed-uses: Use Class Max Use Class Floorspace (GIA)\* Max Use Class Floorspace (GEA)\* B1c (Class 'E' in updated UCO) 33,000 sqm 33,990 sqm B2 157,500 sqm 162,225 sqm B8 (non-data centre) 315,000 sqm 324,450 sqm B8 (data centre) 87,379 sqm 90,000 sqm B8 (parcel distribution only) 60,000 sqm 61,800 sqm Sui generis (energy exc 49.9MW) 60,000 sqm 61,800 sqm Sui generis (lorry park/layover) 40 – 50 spaces together with associated facilities (site area up to 1ha)*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**

Please describe the proposed use: *Energy Hub (Energy Recovery Facility)*

*Lorry park/layover*

Natural constraints

No, there are not constraints  
n/a

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
Brownfield cleared site

Is the landscape character a development constraint?

Yes, there are constraints  
Site not part of National or Local designated landscape - but visible from River Medway.

Site adjoins River Medway

Present Outline Application informed by extensive LVIA and proposes comprehensive Landscape Strategy

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

Yes, there are constraints  
Adjacent to the River Medway which is designated SSSI SPA and Ramsar

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
The majority of the Site is located within Flood Zone 3 . There are however existing defences present along the bank of the river comprising a mixture of earth, seawall, rock revetment and sheet piling, providing flood protection for events up to 1 in 1,000yrs probability. Comprehensive FRA accompanied recent Outline Application, which met with EA Approval and found that: • The majority of the Site is at low to very low risk of flooding from surface water sources, with a “low – medium” risk within Parcel 1; • The EA long term flood risk map indicates the entire Site is not within the maximum extent of flooding from reservoir failure and as such the risk of flooding from canals and other artificial structures is considered “low”; • Risk of ground water flooding on the Site is considered to be “low”; • The Site is at “low” risk from flooding from sewers; and • The Site is located in a Flood Warning Area characterised as “064FWT1Medway - Tidal River Medway and Medway Estuary”.

Are there any other development constraints relating to the natural environment?

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
The Site has already been cleared and largely remediated.  
  
There is some remaining contamination at the site, but this is being remediated.

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

Yes, there are constraints  
Existing National Grid infrastructure in western part of the Site.

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Yes, there are constraints  
Proximity to River Medway SSSI SPA Ramsar

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Outline Application - resolution to Approve (16 Nov 2022 & 08 March 2023)*

What would the anticipated lead-in time be to starting construction?

*9-12 months*

What would be the anticipated annual build-out rate?

*Over next 1- 10 years*

How many years would construction take to complete the development?

*10 years max*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: HHH37

Form submission ID: 189

Respondent ID: 350

Supplementary information submitted: No

## Existing site

Site name: *London Medway Commercial Park*

Site address: *London Medway Commercial Park (Plot 8A), James Swallow Way, Rochester, ME3 9GX*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *Prepared development plot with planning permission for .5626sqm of ,Cass B1lc/B/B8 2uess Active marketing.*

Current planning permission(s), including reference numbers:

*MC/22/1311*

Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): 5626

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): 5626

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Light industrial 5,626sqm*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Planning permission is in place.*

What would the anticipated lead-in time be to starting construction?

*Immediate.*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH38

Form submission ID: 191

Respondent ID: 350

Supplementary information submitted: No

## Existing site

Site name: *London Medway Commercial Park (Plot 2)*

Site address: *London Medway Commercial Park (Plot 2), James Swallow Way, Rochester, ME3 9GX*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *Prepared development plot with planning permission for 40,515sqm of Class B1c/B2/B8 uses. Active marketing.*

## Current planning permission(s), including reference numbers:

*MC/21/1383*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *10000*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *10000*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Light industrial (40,515sqm).*

*Please note the online form will not allow a floorspace greater than 10,000sqm to be entered, however the planning permission allows for 40,515sqm.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

No

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

No

Is a landline telephone / broadband internet connection available to the site?

No

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Planning permission is in place.*

What would the anticipated lead-in time be to starting construction?

*Immediate.*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HHH39

Form submission ID: 190

Respondent ID: 350

Supplementary information submitted: No

## Existing site

Site name: *London Medway Commercial Park (Plot 1c)*

Site address: *London Medway Commercial Park (Plot 1c), James Swallow Way, Rochester, ME3 9GX*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *Prepared development plot with planning permission for 18,357sqm of Class B1c/B2/B8 uses*

## Current planning permission(s), including reference numbers:

*MC/21/1783*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *10000*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *10000*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Light industrial (18,357sqm)*

*Please note it is not possible to enter a figure of more than 10,000sqm on the online form, whereas 18,357sqm is consented.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Planning permission is in place.*

What would the anticipated lead-in time be to starting construction?

*Immediate.*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HW1

Form submission ID: 287

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land in Darland Corridor Site 1*

Site address: *North and South of Pear Tree Lane, Chatham, Kent*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *400*

Maximum number of dwellings: *500*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023-24*

What would the anticipated lead-in time be to starting construction?

*10 months*

What would be the anticipated annual build-out rate?

*150*

How many years would construction take to complete the development?

*A maximum of 5.*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HW3

Form submission ID: 265

Respondent ID: 407

Supplementary information submitted: Yes

## Existing site

Site name: *Land south of Hempstead Valley Drive*

Site address: *Land south of Hempstead Valley Drive, Chatham, Kent*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): **Selected**

Please describe the proposed use: *Secondary School or Educational Hub.*

Local community use (Class F2): **Selected**

Please describe the proposed use: *Community Hall*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**

Please describe the proposed use: *Hospital or health hub*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No answer given  
No answer given

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No answer given  
No answer given

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*No*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024-5*

What would the anticipated lead-in time be to starting construction?

*3-4 years*

What would be the anticipated annual build-out rate?

*Unknown*

How many years would construction take to complete the development?

*2-3 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: HW5

Form submission ID: 187

Respondent ID: 331

Supplementary information submitted: Yes

## Existing site

Site name: *Hempstead Valley District centre*

Site address: *Hempstead Valley District centre, Hempstead Valley Drive Gillingham, ME7 3PD*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *District Centre*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*There are many permissions*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): ***Selected***

Please describe the proposed use: *Hotel - 102 rooms*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Potential sheltered 102 rooms*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *1*

Maximum number of dwellings: *266*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *retail/leisure/commercial - 1858 sq m*

*cinema/workspace - 3066 sq m*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

Yes, there are constraints  
Site wide TPO

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*No*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*vaires - from 2023 over next 5-10 years*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*50-100 per year from late 2020s*

How many years would construction take to complete the development?

*3-5 years*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years, Within 11 to 15 years*

# Site ID: HW6

Form submission ID: 239

Respondent ID: 399

Supplementary information submitted: Yes

## Existing site

Site name: *Blowers Wood*

Site address: *Land at Blowers Wood, Maidstone Road, Hempstead*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *88*

Maximum number of dwellings: *88*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
In an area of Local Landscape Importance, please see accompanying statement

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No answer given  
No answer given

Is a tree preservation order a development constraint?

Yes, there are constraints  
There is ancient woodland to the north and northwest of the site but please see supporting statement

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
There is a public right of way through the site- please see supporting statement

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Feb-23*

What would the anticipated lead-in time be to starting construction?

*Circa 6 months from planning permission*

What would be the anticipated annual build-out rate?

*Circa 20-30 dwellings per year*

How many years would construction take to complete the development?

*Circa 3 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: LW4

Form submission ID: 258

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land West of Sharstead Farm and East of North Dane Way*

Site address: *Land off North Dane Way, Chatham, Kent*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*N/A*

### Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *350*

Maximum number of dwellings: *425*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024-5*

What would the anticipated lead-in time be to starting construction?

*3-4 years*

What would be the anticipated annual build-out rate?

*100 dwellings per annum*

How many years would construction take to complete the development?

*Upto 4*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: LW6

Form submission ID: 290

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land at East Hill*

Site address: *Land at East Hill, Land off North Dane Way, Chatham, Kent*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*MC/19/0765 APP ref A2280/W/21/3280915 Outline approval for 800 dwellings*

### Other relevant planning history:

*MC/23/0187 Reserved Matters Submission*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *800*

Maximum number of dwellings: *800*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Reserved Matters application MC/23/0187 is under consideration*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*150*

How many years would construction take to complete the development?

*5*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: LW7

Form submission ID: 272

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Gibraltar Farm*

Site address: *Land at Gibraltar FarmLand off Ham Lane and North Dane Way, Chatham, Kent*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*MC/18/556 Outline permission for 450 dwellings.*

### Other relevant planning history:

*MC/20/0347 Resrved Matters. MC/19/0336 Outline Application for 450 dwellings with access from Ham Lane MC/21/1296 Revised submission for 450 dwellings with access from Ham Lane responding to bat survey and lighting information focused on in the Inspector's decision following the Public Inquiry for the MC/19/0336 submission.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *450*

Maximum number of dwellings: *451*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

No, there are not constraints  
n/a

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

Yes, there are constraints  
At this point in time this is not a technical constraint but is an ownership issue because of the refusal of Medway Council to sell a small strip of land to allow the approved access connection for this approved development of 450 dwellings to North Dane Way. A ransom position does not exist for the alternative access for the 450 dwelling scheme that is currently being sought under MC/21/1296 and which was established in highway terms was technically acceptable under the MC/19/0336 scheme.

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

Yes  
*At this point in time this is not a technical constraint but is an ownership issue because of the refusal of Medway Council to sell a small strip of land to allow the approved access connection for this approved development of 450 dwellings to North Dane Way. A ransom position does not exist for the alternative access for the 450 dwelling scheme that is currently being sought under MC/21/1296 and which was established in highway terms was technically acceptable under the MC/19/0336 scheme.*

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Already Under Consideration MC/21/1296*

What would the anticipated lead-in time be to starting construction?

*10 months*

What would be the anticipated annual build-out rate?

*100 dwellings per annum*

How many years would construction take to complete the development?

*4-5*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: LW8  
Form submission ID: 277  
Respondent ID: 308  
Supplementary information submitted: Yes

Existing site

Site name: *Land West of Capstone Road and East of Shawstead Road*  
Site address: *Land off Capstone Road and Shawstead Road, Chatham, Kent*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

N/A

Other relevant planning history:

N/A

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *1649*

Maximum number of dwellings: *2075*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*When the Local Plan Review process is more advanced*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*150 dwellings per annum if multiple housebuilders are involved in different phases.*

How many years would construction take to complete the development?

*11-15*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: LW10

Form submission ID: 260

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Capstone Stud Farm*

Site address: *Land west of of Capstone Road, Chatham, Kent*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 5  
Maximum number of dwellings: 10

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

*Fully built out within 12 months*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: PP1

Form submission ID: 259

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Lordswood Lane*

Site address: *Land at Lords Wood Lane, Chatham, Kent*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*N/A*

## Other relevant planning history:

*N/A*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 35

Maximum number of dwellings: 15

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*Full build out within one year*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN1

Form submission ID: 264

Respondent ID: 193

Supplementary information submitted: Yes

## Existing site

Site name: *Mill Hill*

Site address: *Mill Hill at land to the north and south of Grange Road, Gillingham*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Paddocks*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No relevant planning history.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *75*

Maximum number of dwellings: *100*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Please refer to accompanying letter.

*Whilst the Site is located in an ALLI this is not considered a constraint to development coming forward.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
A limited section of the northern boundary lies within flood zones 2 and 3. However, development can be located outside these areas. Please refer to covering letter for more details.

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*The Site is not constrained or complex. Due its relatively small size, a planning application can be submitted within 6 months following the completion of technical reports. Due to the Site’s limited size, it is proposed that a Full planning application is made.*

What would the anticipated lead-in time be to starting construction?

*Subject to discharge of planning conditions, development could commence within 4-6 months of planning permission being granted.*

What would be the anticipated annual build-out rate?

*50 homes per annum*

How many years would construction take to complete the development?

*Circa 2 yrs subject to planning and discharge of conditions.*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN2

Form submission ID: 207

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Land North of Ford Lane Aston*

Site address: *Land East of Yokosuka Way, Gillingham*

Type of site: *Mixed*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: ***Selected***

Please describe the current use: *Grazing land / horses.*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*MC/14/2106 July 2014 Town and Country Planning Act (Environmental Impact Assessment) (England and Wales) Regulations 2011 - request for a screening opinion for the demolition of existing structures and the construction of a multi purpose stadium with a phased capacity of between 12,000 to 24,000 seats together with associated conferencing, A1 sports retail, A3, A4 and A5 uses together with a 7000sqm foodstore and up to 300 dwellings, with associated highway works access, landscaping and parking. MC/14/2099 August 2014 Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 - request for a scoping opinion as to the content of the Environmental Impact Assessment for the demolition of existing structures and the construction of a multi purpose stadium with a phased capacity of between 12,000 to 24,000 seats together with associated conferencing, A1 sports retail, A3, A4 and A5 uses together with a 7000sqm foodstore and up to 300 dwellings, with associated highway works access, landscaping and parking. MC/20/0586 March 2020 Town and Country Planning Act (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended) - request for a screening opinion for proposed residential development of the entire site to include up to 850 dwellings with all the necessary infrastructure and landscaping requirements to include open space and play facilities.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *300*

Maximum number of dwellings: *650*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Unknown at this stage.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *Unknown at this stage.*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Site is identified in the Local Plan as an Area of Local Landscape Importance.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q2 2023*

What would the anticipated lead-in time be to starting construction?

*9 months*

What would be the anticipated annual build-out rate?

*50*

How many years would construction take to complete the development?

*5*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*



# Site ID: RN4

Form submission ID: 172

Respondent ID: 299

Supplementary information submitted: No

## Existing site

Site name: *Land south of Lower Rainham Road*

Site address: *Land on the south side of Lower Rainham Road, Rainham, Gillingham*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*MC/19/0633 - Request for a screening opinion for construction of up to 230 dwellings with associated open space, landscaping and access to Lower Rainham Road*

# Proposed development

## What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): **Selected**  
Please describe the proposed use: *The site offers the opportunity to deliver a care home and/or care/retirement village*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): **Selected**  
Minimum number of dwellings: *75*  
Maximum number of dwellings: *100*

Self build and custom build: **Selected**  
Minimum number of dwellings: *8*  
Maximum number of dwellings: *10*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
According to the Agricultural Land Classification - Provisional record available via MAGIC maps the site is located within an area of Grade 1 agricultural land. It should be noted however that the land in question is not in use for farming and has not been farmed for decades. The condition of the land is 'fallow'

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*A planning application could be submitted within 12 months of the site's allocation in the New Local Plan being adopted.*

What would the anticipated lead-in time be to starting construction?

*6 month lead-in to deal with Section 278*

What would be the anticipated annual build-out rate?

*30 homes per annum*

How many years would construction take to complete the development?

3

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: RN5  
Form submission ID: 237  
Respondent ID: 292  
Supplementary information submitted: Yes

Existing site

Site name: *Land south of Lower Rainham Road Gillingham*  
Site address: *Land south of Lower Rainham Road, Gillingham*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *350*  
Maximum number of dwellings: *400*

Self build and custom build: ***Selected***  
Minimum number of dwellings: *15*  
Maximum number of dwellings: *20*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): ***Selected***  
Please describe the proposed use: *The proposals indicate the provision of a new primary school*

Local community use (Class F2): ***Selected***  
Please describe the proposed use: *The proposals indicate a possible community hub to be provided by the new primary school. Formal engagement with the Council and the local community will determine what this should include. Possible uses could include home working hubs, community cafe/shop and flexible space for clubs and societies.*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*There are solution features present on site. A geographical investigation has been undertaken and the locations identified. The development can be planned around the isolated locations and a suitable engineering solution provided.*

Is the landscape character a development constraint?

Yes, there are constraints  
*The land is within an Area of Local Landscape Importance. This is a designation which covers much of the District. As part of the Vision Framework Document which supports this submission, a Landscape Character Review has been completed which forms the basis by which the proposals have been developed. It is our view that the site can be developed whilst respecting the key characteristics of this landscape.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
*An initial assessment has been undertaken and identifies that the majority of the site is likely to be Grade 3b based on previous uses. There is a possibility that a small area of the site could be Grade 1 and 2. Whilst the site can be classed as Best and Most Versatile (BMV), all agricultural land to the north and east of Gillingham is classified as BMV and therefore this should not be a barrier to future development*

Are ecological designations a development constraint?

Yes, there are constraints  
*Phase 2 surveys have been completed and these identified that habitats of elevated value are largely contained within the hedgerows and mature trees. Appropriate mitigation can be provided to ensure suitable protection to existing habitats and there are also extensive opportunities for biodiversity enhancement through green infrastructure provision on site.*

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
*There are hedgerows and trees within the site however these are largely limited to the boundaries. The proposals would seek to limit any loss and the proposed new country park and areas of open space will provide opportunities for significant new planting.*

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There is a 1500mm trunk foul water sewer which crosses the site with an associated 13m easement which is to be left free from development. This pipe can be accommodated within the development and therefore is not a constraint to development.

Are overhead cables a development constraint?

Yes, there are constraints  
There are existing overhead cables which cross the site but these will be grounded or diverted as part of the development.

Is a conservation area designation a development constraint?

Yes, there are constraints  
Lower Twydall Conservation Area lies adjacent to the site. Appropriate buffers will be provided to this area to retain its distinctive character as a defined hamlet and to respond to the setting of the listed buildings as appropriate.

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There are no listed buildings within the site however there are a number of listed buildings located on Lower Rainham Road and Eastcourt Lane in relative proximity to the Site. Buffers will be provided within the site to respond to the setting of the listed buildings as appropriate.

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Within 6 months of achieving an allocation in an adopted Local Plan*

What would the anticipated lead-in time be to starting construction?

*Construction will start within 1 month of achieving the necessary Reserved Matters consents and discharge of conditions*

What would be the anticipated annual build-out rate?

*60 dwellings per year*

How many years would construction take to complete the development?

6 - 7 years

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN8

Form submission ID: 276

Respondent ID: 372

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Pump Farm, Rainham*

Site address: *Land at Pump Farm, Pump Lane, Rainham*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*See Covering Letter*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *300*

Maximum number of dwellings: *500*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Retail & Local amenities*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *Communal Play Areas, Outdoor Gym, Community Hall*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Gillingham Riverside Area of Local Landscape Importance (ALLI) and Lower Rainham Farmland Landscape Character Area (LRFCA)

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Site includes Grades 1, 2 and 3a Best and Most Versatile Agricultural Land

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
Lower Twydall and Lower Rainham Conservation Areas are in proximity to the site

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There are listed buildings in proximity to the site

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Within 2-3 years*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: RN10

Form submission ID: 279

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Pump Lane*

Site address: *Land at Pump Lane/Lower Rainham Road*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*Parcel part of larger dismissed appeal site. APP/A2280/W20/3259868*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *30*

Maximum number of dwellings: *40*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Grade 1

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No answer given  
No answer given

Is a tree preservation order a development constraint?

No answer given  
No answer given

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No answer given  
No answer given



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Chapel House Grade II on boundary of site

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*1-5 years*

What would the anticipated lead-in time be to starting construction?

*1 year*

What would be the anticipated annual build-out rate?

*25 units per annum*

How many years would construction take to complete the development?

2

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: RN14  
Form submission ID: 270  
Respondent ID: 426  
Supplementary information submitted: Yes

Existing site

Site name: *Lower Bloors Lane*  
Site address: *Lower Bloors Lane, Lower Rainham, ME8 7TP*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*The specific land in question has no planning history.*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 26  
Maximum number of dwellings: 26

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
There would be some adverse effects on local landscape character (as is largely inevitable for any development of a green field site). However, this harm would be at a relatively low level, would be felt over a limited area around the site and would reduce further over time. Please see attached cover letter for further details.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Grade 1 ? However the parcels are relatively small, not connected to a large farm and it would not be economic to attempt to farm them.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
Lower Rainham Conservation Area is located to the west of the site.

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
The site is adjacent to 'Bloors Place' (Grade II\*), 'Garden walls to south and east of Bloors' & 'Range of outbuildings including Cart Lodge and Granary west of Bloors Place' (Grade II). However, the land is separated by a high wall and substantial vegetation such that a sensitive development would not harm the heritage value of the assets.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Expected shortly*

What would the anticipated lead-in time be to starting construction?

**3 Years**

What would be the anticipated annual build-out rate?

*1 year to develop*

How many years would construction take to complete the development?

**1**

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN16

Form submission ID: 174

Respondent ID: 304

Supplementary information submitted: No

## Existing site

Site name: *No answer given*

Site address: *133 Berengrave Lane, Rainham, Gillingham, ME8 7UJ*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: *1*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *1*  
Maximum number of dwellings: *20*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

*100%*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN17

Form submission ID: 161

Respondent ID: 287

Supplementary information submitted: No

## Existing site

Site name: *Rear of 143 Berengrave Lane Rainham*

Site address: *Rear of 143 Berengrave Lane Rainham*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

# Proposed development

## What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *30*  
Maximum number of dwellings: *60*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Within 5 years*

What would the anticipated lead-in time be to starting construction?

*12/18 months*

What would be the anticipated annual build-out rate?

*40 dpa*

How many years would construction take to complete the development?

*2*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN19

Form submission ID: 160

Respondent ID: 286

Supplementary information submitted: No

## Existing site

Site name: *Land Off 143 Berengrave Lane, Rainham, Gillingham, Medway, ME8 7UJ*

Site address: *Land Off 143 Berengrave Lane, Rainham, Gillingham, ME8 7UJ*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: 9

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*Planning Decision MC/22/1339   Land Off 143 Berengrave Lane, Rainham, Gillingham, Medway, ME8 7UJ*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *8*  
Maximum number of dwellings: *8*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

**Yes**

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*At appeal*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

*complete within 12 months*

How many years would construction take to complete the development?

*1 year*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: RN23

Form submission ID: 208

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Land West of Station Road (Temple)*

Site address: *Station Road, Rainham*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*Refer to cover letter.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 75  
Maximum number of dwellings: 75

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Designated ALLI

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Presently in*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*40*

How many years would construction take to complete the development?

*2*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN26

Form submission ID: 185

Respondent ID: 269

Supplementary information submitted: No

## Existing site

Site name: *Land West of Motney Hill road*

Site address: *Motney Hill Road, Rainham, Gillingham, ME8 7UA*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: ***Selected***

Please describe the current use: *Nothing*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*N/A*

## Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 6

Maximum number of dwellings: 12

Self build and custom build: ***Selected***

Minimum number of dwellings: 1

Maximum number of dwellings: 6

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Soon as possible*

What would the anticipated lead-in time be to starting construction?

*Soon as possible*

What would be the anticipated annual build-out rate?

*4*

How many years would construction take to complete the development?

*3*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN28

Form submission ID: 274

Respondent ID: 193

Supplementary information submitted: Yes

## Existing site

Site name: *Land North of Moor Street, Rainham*

Site address: *Land North of Moor Street, East of Otterham Key Lane, Rainham, Kent*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*The site has previously been the subject of planning applications for residential development, but as part of a much larger parcel of land. This included the parcel to the north, up to the railway line - which is now the site of the Leigh Academy and associated playing fields and pitches. The first application for the larger site was in 2014 (MC/14/3784). This was for a residential development of up to 200 dwellings with landscaping, open space and associated ancillary works. This was later dismissed at appeal (appeal against the non determination of Medway Council) in August 2016 (appeal ref: APP/A2280/W/15/3012034). A resubmission application (Outline Planning Application MC/15/2731) with some reserved matters (Appearance, Landscaping, Layout and Scale) for residential development of up to 190 residential dwellings (including a minimum of 25% affordable housing), planting and landscaping, informal open space, surface water attenuation, a vehicular access point from Otterham Quay Lane and associated works) was submitted in July 2015, and refused in October 2015. Since this time, the site to the North (formally part of the larger appeal site) has been approved for the development of Leigh Academy School (MC/19/2530), a development for 8 new homes on Seymour Road has been approved (MC/18/3577), and an urban extension of up to 300 dwellings for a 10.75ha site to the north of the School Scheme has been approved (MC/16/2051). In terms of this site, following pre application advice meetings with Medway Council, a full planning application was subsequently submitted by Bellway Homes Ltd for 66 dwellings on the site in October 2021 (ref: MC/21/3125). Through post submission discussions, the no. of homes was reduced from 74 to 66, with the open space in the centre of the site significantly expanded. This application was recommended for approval by Officer's, however overturned by Members at planning committee in October 2023 and subsequently refused on highways and heritage grounds. This application is now at appeal and an Inquiry is due to be held in April 2023.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 66  
Maximum number of dwellings: 74

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Landscape character is not considered to be a constraint to development that cannot be mitigated or minimised through development on site. The site is not covered by any National or regional landscape designations, however it does fall within the Meirscourt/ Meresborough Area of Local Landscape Importance (ALLI). A local landscape designation, which identifies areas which should provide an attractive setting to the urban area and surrounding villages. As part of application 21/3125, a full Landscape Visual Impact Assessment has been undertaken by Murdoch Wickham, which includes an assessment on of landscape character. This confirms the Site’s landscape character is influenced by the urbanising elements of Leigh Academy, residential properties on Moor Street, Otterham Quay Lane and Seymour Road, and by the industrial units and properties adjacent to the south eastern boundary on Moor Street. It states at a National level, the landscape character of the Site and the surrounding area have been studied and it is considered that the Proposed Development is “sympathetic to local character and history, including the surrounding built environment and landscape setting”. It goes onto state that the Proposed Development has been designed and landscaped to minimise harm to the landscape character and function of the ALLI. The contribution of the wider site to the green buffer function of the ALLI is already considered to be compromised by the School Scheme and that, on completion, the Proposed Development would not result in any further erosion of the special qualities or objectives of the ALLI. It states the Site’s self-contained landscape character would be changed rather than the overall character of the wider rural landscape to the south. Albeit that the Proposed Development, by replacing the existing field with housing would not enhance the landscape or reinforce the rural characteristics of the wider area, neither would it damage or detract from it. Overall it is considered that the Proposed Development can be accommodated without any unacceptable adverse effects on the prevailing landscape character. The Council’s committee report in relation to landscape character and function confirms, ‘the site is not functioning well in this respect, since it has (relatively recent) built development to the north (the Leigh Academy and housing further north of that), built development to the west (housing) and also to the east (commercial). The functioning of the site as a ‘restrictor’ to development is therefore limited by these factors, albeit it is still open space within the ALLI. The landscape character is therefore impacted upon by existing built development which surrounds the site on three sides’. The Council goes onto conclude that there is some harm in respect to the ALLI designation, the character of the site would change. However due to the self-contained nature of the site and its separation from the wider countryside to the south, the proposed development would not introduce suburban residential forms to an open rural landscape. The site’s self-contained landscape character would be changed rather than the overall character of the wider rural landscape to the south. The additional built form would also be experienced within the context of the school scheme. Overall it is therefore considered that the harm to the ALLI overall is minimised and that the benefits outweigh any harm caused as a result of the proposal.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Development on site would result in the development of Grade 2 agricultural land. However, the previous appeal Inspector determined that the loss of best and most versatile agricultural land would be outweighed by the public benefits of the proposal. The land has not been used for farm and food production for a significant period of time, the site is relatively small and surrounded by existing residential development and school uses. It is therefore considered that its loss to housing would not have a detrimental impact on the local or national agricultural production.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
There are no designated heritage assets within the site boundary. To the south-east of the site is the western boundary of the Moor Street Conservation Area. A Heritage Report accompanies application MC/21/3125 and demonstrates that the proposals would only cause a de minimis level of harm to the Conservation Area. It is therefore not considered a constraint to development.

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
There are no designated heritage assets within the site boundary. To the south of the site is the Grade II Listed Westmoor Cottage and south east of the site is the western boundary of the Moor Street Conservation Area and a small number of Grade II Listed Buildings are located within this, including the Grade II Listed West Moor Farmhouse and Grade II East Moor Street Cottages. Heritage Report accompanies application MC/21/3125 and demonstrates the proposals would result in no harm to West Moor Cottage and West Moor Farm House, the closest assets to the Site. The Planning Committee report further records that Officers conclusions on the whole are that the level of harm is at the lower end of 'less than substantial' to all the identified heritage assets. The presence of Listed Buildings is therefore not considered to be a constraint to development, subject to the sensitive development of the Site as proposed.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*An application has already been submitted*

What would the anticipated lead-in time be to starting construction?

*4-6months ? subject to planning and discharge of planning conditions.*

What would be the anticipated annual build-out rate?

*50-60 dwellings per annum*

How many years would construction take to complete the development?

*Subject to conditions being discharged and allowing for site prep 18 months*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN29

Form submission ID: 177

Respondent ID: 325

Supplementary information submitted: Yes

## Existing site

Site name: *Chestnut Court*

Site address: *Actionpoint, Chestnut Court, Otterham Quay Lane, Rainham, Gillingham, ME8 8AS*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Packaging manufacturing*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *14*  
Maximum number of dwellings: *25*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is being marketed*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*8*

How many years would construction take to complete the development?

*2*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN30

Form submission ID: 288

Respondent ID: 431

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Seymour Road*

Site address: *Land at Seymour Road, Seymour Road, Rainham, Kent, ME8 8PY*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Land previously used for brick earth extraction and then reinstated with inert fill material in accordance with Medway Council and Environment Agency specification. Works completed in 2015. The then Planning Officer was Dave Harris.*

## Current planning permission(s), including reference numbers:

*NA*

## Other relevant planning history:

*Consent for Inert landfill/restoration following brick earth extraction. extraction took place in the 1960's.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *80*  
Maximum number of dwellings: *90*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

## Land ownership

What is your/your client's interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

## Market interest

What is the market interest in the site?

*Enquiries received*

## Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q4 2023*

What would the anticipated lead-in time be to starting construction?

*1 year*

What would be the anticipated annual build-out rate?

*40-50 units per year*

How many years would construction take to complete the development?

2

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN31

Form submission ID: 291

Respondent ID: 431

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Seymour Road*

Site address: *Land Fronting Seymour Road (title K420792), Seymour Road, Rainham, ME8 8PY*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *Former landfill site, now capped off and reinstated. Final reinstatement work carried out in late 1980's/90's*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*Former landfill site, now capped off and reinstated. Final reinstatement work carried out in late 1980's/90's*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *60*  
Maximum number of dwellings: *80*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*Former landfill site*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
Former landfill site

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2025*

What would the anticipated lead-in time be to starting construction?

*2 Years*

What would be the anticipated annual build-out rate?

*40-50 units per year*

How many years would construction take to complete the development?

*1-2 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN32

Form submission ID: 252

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Seymour Road*

Site address: *Land at Seymour Road, Rainham, Kent*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*MC/21/2225 Outline Application with all matters reserved (except access) for a residential development of up to 48 dwellings, including associated access, parking, landscaping and open space.*

*APP/A2280/W/22/3310119*

# Proposed development

## What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *48*  
Maximum number of dwellings: *48*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No answer given  
No answer given

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given



## Land ownership

What is your/your client's interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

## Market interest

What is the market interest in the site?

*Site is under option to a developer*

## Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Submitted July 2021*

What would the anticipated lead-in time be to starting construction?

*3 months from Planning Permission*

What would be the anticipated annual build-out rate?

*25 units per annum*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RN33

Form submission ID: 261

Respondent ID: 417

Supplementary information submitted: Yes

## Existing site

Site name: *Otterham*

Site address: *Land to the east of Rainham, Kent, ME8 8GL*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *The site is located north-east of the town of Rainham, centered on National Grid reference TQ832663. The site is a former landfill extending ca. 6.14 Hectares (Ha) within the jurisdiction of Medway Council and bordering Swale Borough Council. The landfill has been restored to grassland bounded by plantation woodland and scrub.*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**  
Please describe the proposed use: *To secure offsetting/off site biodiversity net gain contributions in coordination with future development opportunities emerging with the new Local Plan.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*Former landfill site.*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
Former landfill site.

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*A Biodiversity Offset Management Plan (BOMP) will be prepared which demonstrates how the above enhancements can be delivered over a 30 year management period. The BOMP will be made available on agreement of management of the site by a third party.*

What would the anticipated lead-in time be to starting construction?

*N/A*

What would be the anticipated annual build-out rate?

*N/A*

How many years would construction take to complete the development?

*N/A*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: RSE1

Form submission ID: 267

Respondent ID: 308

Supplementary information submitted: Yes

## Existing site

Site name: *Land south of M2 Junction 4.*

Site address: *Land off Kemsley Street Road, Bredhurst, Kent*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*This land represents part of the Lidsing Garden Community allocation Ref LPRSP4(B) in the emerging Maidstone Local Plan providing a landscaped area/part of the wider green infrastructure network to mitigate the road spur connection to Junction 4 within the northern portion of the land parcel that will deliver the long awaited east-west road connection between Lordswood and Hempstead .*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the proposed use: *Road spur connection to J4 and openspace/landscaping.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024-5*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*N/A*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: RSE4

Form submission ID: 245

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Dudley Farm*

Site address: *Matts Hill Road*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*Please refer to covering letter,*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**  
Please describe the proposed use: *Residential (2 dwellings) and former (now ceased) camping/caravan site.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*Yes, there are constraints*  
*AONB & Strategic Gap*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*Yes, there are constraints*  
*Land to the norther east/east is designated as Ancient Woodland but does not extend into the proposed site. The only constraint therefore is to maintain a 15m buffer to any development*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
There is a water main through the site running under the M2 however, subject to compliance with easements this is not a strict constraint per se.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Part owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Q4 2023*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

*N/A*

How many years would construction take to complete the development?

*12*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: RSE8

Form submission ID: 251

Respondent ID: 411

Supplementary information submitted: No

## Existing site

Site name: *Siloam*

Site address: *Meresborough Road, Rainham*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*None*

### Other relevant planning history:

*The area is located within a development scenario in the Draft Area Plan Discussions held by Land Owners with National Developer's agents - site included in Developer's plans Purchase Options Agreements offered to owners by Developers - Agreements declined by Owners*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *10*  
Maximum number of dwellings: *25*

Self build and custom build: ***Selected***  
Minimum number of dwellings: *10*  
Maximum number of dwellings: *25*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

No

Is a landline telephone / broadband internet connection available to the site?

No

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024*

What would the anticipated lead-in time be to starting construction?

*TBA*

What would be the anticipated annual build-out rate?

*TBA*

How many years would construction take to complete the development?

*TBA*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RSE9

Form submission ID: 203

Respondent ID: 253

Supplementary information submitted: Yes

## Existing site

Site name: *Land At Orchard Kennels*  
Site address: *Orchard Cottage, Meresborough Road, Rainham, Gillingham, ME8 8QJ*  
Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*MC/19/0188 (Refusal for applicant site.)*

*MC/20/1705 (Refusal for applicant site.)*

*MC/23/0246 (Decision pending on site to the north.)*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *15*  
Maximum number of dwellings: *40*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Edge of town development demands sensitive boundary treatments to create a durable landscape boundary to the countryside.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No answer given  
No answer given

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No answer given  
No answer given



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
Footpath GB12 runs along northern boundary of site.

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

**2023**

What would the anticipated lead-in time be to starting construction?

**2024**

What would be the anticipated annual build-out rate?

**Completed 2025**

How many years would construction take to complete the development?

**Completed 2025**

Please indicate the approximate timescale for delivery:

**Within 5 years**

# Site ID: RSE10

Form submission ID: 285

Respondent ID: 193

Supplementary information submitted: Yes

## Existing site

Site name: *Land East of Rainham (Miers Court)*

Site address: *Land to the east of Otterham Quay Lane and Mierscourt Road, Rainham*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*The below summarises the planning history. However, it must be emphasised that the applications and Appeal decisions below relates to only discrete parts of the Site. It does not consider the wider masterplan now being promoted, which delivers strategic benefits and a holistic design approach responding to previous reasons for refusal, in respect of the development at Mierscourt Road and Orchard Kennels. The Appeal at Land North of Moor Street and East of Otterham Quarry Lane, remains to be determined. MC/19/0171 Outline planning application with some matters reserved (appearance, layout, scale and landscaping) for 50 Dwellings with new access. Resubmission of MC/18/2047 Refusal 03/06/2019 Ref: APP/A2280/W/19/3242289 As above Dismissed 11/12/2020 MC/18/2047 Outline planning application with some matters reserved (appearance, layout, scale and landscaping) for 50 Dwellings with new access. Refusal 25/10/2018 Ref: APP/A2280/W/19/3223080 As above Dismissed 22/01/2020 MC/20/1705 Outline planning application with some matters reserved (access, appearance, landscaping and scale) for the development of up to 66 residential dwellings with associated parking and landscaped areas - Re-submission of MC/19/0188 Refusal 05/03/21 Ref: APP/A2280/W/21/3274932 As above Dismissed 25/04/22 MC/21/3125 Full planning application for the development of 66 dwellings (including 25% affordable housing) together with open space, landscaping, drainage, access, parking and associated works. Refused 24/10/22 APP/A2280/W/22/3310119 As above To be determined*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *750*  
Maximum number of dwellings: *850*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *Space is planned for within the masterplan for the provision of a local centre which will provide retail opportunities.*

Learning and non-residential institution (Class F1): ***Selected***  
Please describe the proposed use: *Space provided in the masterplan for a community use. The precise nature of this use to be determined via on-going engagement with the local community and could include uses falling within Class F1.*

Local community use (Class F2): ***Selected***  
Please describe the proposed use: *Space provided in the masterplan for a community use. The precise nature of this use to be determined via on-going engagement with the local community and could include uses falling within Class F2.*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
The Site is not subject to any National landscape designations. The Site lies within the Meirscourt/Meresborough ALLI, as identified in the Adopted Local Plan (2003). However, as demonstrated in the supporting Masterplan document, the quality of the landscape has been identified as low quality. The Masterplan Document and masterplan within, takes a landscape led approach and has been informed by landscape advice which has considered the overall landscape quality of the Site and identified opportunities to enhance it. This includes retaining and reinforcing tree and hedgerow belts. Orchards are also proposed to be retained as a community asset and identified as an opportunity to make the development distinctive and grounded in its context. Allied to this, the masterplan incorporates appropriate buffers, transitioning the development into the countryside, preserving key views and including opportunities to enhance the PROWs that run through the Site, improving users experience and access to the wider area.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
High level mapping identifies the site as comprising the Best and Most versatile Land (BMV). Further work is being undertaken to determine if this information is accurate. Notwithstanding, a very significant proportion of Medway comprises BMV land. It is therefore inevitable that development will have to take place on high quality agricultural land to meet the Council’s identified housing requirement, which is significant. However, the Site is made up of a patchwork of smaller sites which experience varying degrees of usage, some with a semi derelict quality and not all in use for agriculture. The Site is therefore not intensively farmed and does not make a significant contribution towards food production, unlike large areas of Hoo, which are proposed for development. Its loss is therefore considered to be outweighed by the need to plan for new sustainable developments to address housing needs.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
There are trees and hedgerows bounding and running within the Site. There are also orchards which are identified as Priority Habitats. The Masterplan Document and masterplan within, takes a landscape led approach and has been informed by landscape advice which has considered the overall landscape quality of the Site and identified opportunities to enhance it. This includes retaining and reinforcing tree and hedgerow belts. Orchards are also proposed to be retained as a community asset and identified as an opportunity to make the development distinctive and grounded in its context.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
The are six Grade II Listed Buildings within the immediate vicinity of the Site and Moor Street Conservation Area. The attached Masterplan Document demonstrates that the Site can be sensitively developed having regard to these assets, with development appropriately set back, preserving their settings.

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
The are six Grade II Listed Buildings within the immediate vicinity of the Site and Moor Street Conservation Area. The attached Masterplan Document demonstrates that the Site can be sensitively developed having regard to these assets, with development appropriately set back, preserving their settings.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
The development is influenced by noise from the A2. As set out in the supporting Masterplan Document, the influence of noise from the A2 has already been considered and determined not to be a constraint to development, subject to the inclusion of appropriate mitigation measures.

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*The accompanying Masterplan Document has already been informed by technical assessments and further assessments are currently underway. It is proposed that a hybrid planning application can be submitted within 12 months. It is proposed that a first phase of circa 250 homes would be submitted in Full to aid delivery.*

What would the anticipated lead-in time be to starting construction?

*Subject to discharge of planning conditions, development could commence within 6-8 months of planning permission being granted.*

What would be the anticipated annual build-out rate?

*75 homes per annum*

How many years would construction take to complete the development?

*Circa 10 yrs subject to planning and discharge of conditions*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RSE11

Form submission ID: 213

Respondent ID: 379

Supplementary information submitted: No

## Existing site

Site name: *Westmoor Farm*

Site address: *Westmoor Farm, Moor Street, Rainham, Gillingham, ME8 8QF*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Retail applications - Fish shop, Plaits, food truck, Balloon shop, card shop, car yard, office space.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*We have an planning application that is pending, by this I mean we have applied, with an application for 'container park' business/offices/retail, as suggested by the conservation officer during the pre-application site meeting. It was then referred back to us for amendments, = The conservation officer did not like the containers! We hope to re-submit additional/amended information soon. MC/21/3408*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**  
Please describe the proposed use: *multiple additional retail space.*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
conservation area

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

Yes, there are constraints  
1 number old Oak tree is within the plot outlined.

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
The area falls within a conservation area.

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Part owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Pending what may be approved*

What would the anticipated lead-in time be to starting construction?

*3-6 months*

What would be the anticipated annual build-out rate?

*?*

How many years would construction take to complete the development?

*1-2 year*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: RWB5

Form submission ID: 210

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Land adjacent to Royal Mail Depot*

Site address: *Maidstone Road, Rochester, ME1 3AU*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*Refer to covering letter*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Depot / workshop building with ancillary offices.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
Within a Strategic Gap

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
Hedges on site

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*already in*

What would the anticipated lead-in time be to starting construction?

*9 months*

What would be the anticipated annual build-out rate?

*N/A*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SMI5

Form submission ID: 232

Respondent ID: 248

Supplementary information submitted: Yes

## Existing site

Site name: *Chatham Docks*

Site address: *Chatham Docks, Chatham, ME4 4SW*

Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *10000*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *10000*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *port related industry / commerce*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*PLEASE NOTE: Existing Floorspace figures available on request - boxes above do not allow us to input more than 10,000 sqm. During the consideration of the Chatham Waters Scheme (MC/11/2756) the Council were repeatedly reassured by the Applicant (Peel Land & Property) that if they were allowed to shut down one quarter of the working docks, which was against the Council's policies, they would be able to pay to maintain the existing lock gates and ensure the long-term protection of the remainder of the working docks. This reassurance was most recently mentioned again in 2018 as part of an application to discharge a condition relating to the Chatham Waters planning consent.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): **Selected**

Gross internal area (sqm): 10000

Storage and distribution (Class B8): **Selected**

Gross internal area (sqm): 10000

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: **Selected**

Please describe the proposed use: *PLEASE NOTE - The area above requested for proposed development - Class B2 - will not allow us to enter a figure larger than '10,000' - the approximate figure is 97,500 sqm of industrial floorspace. SPPARC Architects have prepared a draft industrial Masterplan for the site which was presented at a House of Commons meeting on 29 June 2022. This draft Masterplan shows how the site can continue operating successfully retaining the existing businesses already on site thereby safeguarding around 800 jobs. The existing port facilities can be upgraded including the upgrading of the lock gates so that they can allow the number of port movements to return to the level for which they were originally designed, which would further increase the contribution the site can make to the local economy through*

*employment and clustering benefits associated with dock related activities, indirect employment (supplying goods and services to companies engaged in dock activity) and induced employment (associated with expenditure resulting from those who derive incomes from docks). It also has the potential to be developed to deliver additional, modern flexible industrial space (Class B2 and Class B8 type uses and Class E) where the dock facilities are retained. The continuation and expansion of Chatham Docks as an employment site is sustainable and with the proposed investment planned will become even more important to the local economy and will bring about improvements to the local environment too. The emerging River Strategy by SQW Consultants places a strong focus upon use of the river for transport and the improvements to the local economy. For example, with potential links across the estuary to the Kingsnorth site. If we are to have sustainable development within Medway then the retention of Chatham Docks for employment is a fundamental part of this strategy. Chatham Docks Four Centuries There is extensive further information in the online Chatham Docks Four Centuries document: 'Chatham Docks: After four centuries, how bright is the future for one of Britain's most historic ports?' Hard copies of the independent research reports that make up the Chatham Docks Four Centuries document, can be made available upon request. They have already been posted to a large number of Medway Councillors.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
The site falls within Flood Zone 3 which makes it unsuitable for ground floor residential uses but not for the proposed continued commercial uses which we are seeking through this allocation.

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
There are no constraints for continued and expanded industrial use. The site has been in long term dock related industrial use, and is suitable for continued industrial use. However, it would be a major constraint for any residential use. No residential development is proposed and in any event such use would not be allowed under existing long standing strong planning policy.

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

Yes, there are constraints  
There are no development constraints relating to the built environment for continued and expanded

industrial use. The site is a designated Existing Employment Area where employment uses are protected, and encouraged, This would be a major constraint for non industrial uses, such as residential. Extracts from Medway Local Plan 2003, and Core Strategy 2012 (the Core Strategy submitted for Examination): MEDWAY LOCAL PLAN 2003 Existing Employment Areas 4.5.1 Priority will generally be given to the retention of existing employment uses, provided that local amenity is not jeopardised. The council will encourage the improvement of such areas to enhance both the image and efficiency of companies and the environment. The latter is particularly important to the way potential business investors perceive Medway. Their accessibility by modes of transport other than car is also important and will be encouraged. Therefore, proposals for new development and extensions which are likely to generate further employment will be permitted in the areas listed below, subject to the particular characteristics of each site. A number of existing employment areas have been developed for a variety of office, industrial and warehousing uses. Accordingly, Business Uses (Class B1) and where appropriate, general industrial uses (Class B2) and storage and distribution uses (Class B8) will be permitted on the following sites for the reasons set out: ... (ii) Chatham Port: The port deals with the handling and distribution of materials, together with some ship repairing. The continuing development of the port is covered in detail in policy ED9. 4.5.2 The local plan seeks to ensure that sufficient land is identified to enable a variety of employment opportunities to come forward. It also aims to limit the release of fresh land for development outside the urban area. The council will seek to retain appropriate existing sites for employment use. More specifically, given the scale and nature of provision made here and elsewhere in the plan, the council sees no case for retailing and leisure development to be allowed on land identified for business, industrial or warehousing uses. POLICY ED1: EXISTING EMPLOYMENT AREAS In the following Employment Areas, as defined on the proposals map, development will be permitted only for : (A) Business (Class B1) development at: (i) Firmstart Estate, Twydall (ii) Second Avenue, Luton (iii) Vicarage Lane, Hoo. (B) Business (Class B1), general industry (Class B2) and storage and distribution (Class B8) at : (i) Courteney Road, Gillingham (ii) Gads Hill/Danes Hill, Gillingham (iii) Gillingham Business Park (iv) Pier Road, Gillingham (v) Railway Street Industrial Park, Gillingham (vi) Formby Road, Halling (vii) Fort Bridgewood, Chatham (viii) Frindsbury Peninsula (ix) Kingsnorth (x) Laker Road Industrial Estate (xi) Rochester Airfield (xii) Lordswood Industrial Estate (xiii) Beechings Way (excluding the Mixed Use Areas) (xiv) Isle of Grain/Thamesport (xv) Hopewell Drive, Luton (C) General Industry (Class B2) and storage and distribution (Class B8) at : (i) Chatham Port. (D) Business (Class B1) and general industry (Class B2) at: (i) Former Depot, Otterham Quay Lane. Proposals for development on the above sites resulting in the loss of existing industrial, business or storage and distribution development to other uses will not be permitted. Chatham Port 4.5.21 The Mersey Docks and Harbour Company owns the commercial port which covers an area of approximately 58.7 hectares of the former Chatham Naval Dockyard and includes Basin No.3, which has access to the River Medway. Vehicular access to the site is directly off the Medway Towns Northern Relief Road. Since its establishment in 1984 the port has significantly increased the volume of traffic that it handles, although expansion was limited by the restricted nature of the access arrangements to the site prior to the recent completion of the Relief Road. The port is best known for the handling of timber and paper related products, but also offers ship repairing facilities. . 4.5.22 The owners have expressed their interest in expanding the port operation and further developing facilities. The spare capacity that currently exists could be used to accommodate cargo-handling capacity that is lost as a result of changes further upstream. The council will support the continued operation and future expansion of the port operation at Chatham... POLICY ED9: CHATHAM PORT Port related development and an expansion of the commercial port at Chatham, as defined on the proposals map, will be permitted subject to the provisions of policy T7 and the enhancement of the setting of the Medway Towns Northern Relief Road. CORE STRATEGY 2012 POLICY CS24: Transport and Movement Over the plan period: • The highway system will be proactively managed to minimise congestion, through the operation of urban traffic management and control systems, the development of a quality bus network and selective junction improvements in congestion/air quality hotspots • Car growth will be balanced by increasing the capacity, reliability and quality of public transport through: o The introduction of Fastrack style services on major urban and inter urban routes, including to and from Lodge Hill o Four potential park and ride facilities at Horsted, Whitewall Creek, Strood and between Gillingham and Rainham,



plus park and coach facilities o Improved interchange facilities associated with the railway stations and in the town centres o Improved main line railway stations at Strood, Rochester, Chatham and Gillingham o High quality real-time information and cross mode ticketing systems. • Car parking in the town centres, especially in Chatham, will be rationalised (though not reduced in scale) where appropriate into multi storey facilities available for public use. Contributions will be sought towards new town centre car parking in lieu of reduced provision on individual sites • Lower car parking standards will be considered in areas with already or potentially good public transport availability to provide a realistic option to private car use • All significant development proposals will be subject to an agreed transport assessment, which includes an assessment of the potential to encourage modal shift away from private car use • Walking and cycling networks will be extended, catering particularly for local journeys but also sub-regionally, including in conjunction with new developments • Existing wharf and port capacity will be safeguarded in order to meet national and regional capacity requirements and to encourage the local transportation of goods by water • A network of piers and landing places will be safeguarded to facilitate the introduction of water bus/taxi services along the urban waterfront, linking visitor and other attractions and providing capacity for vessels • The Council will continue to work with the operator of Rochester Airport to objectively consider the future of the general aviation facility, bearing in mind its co-location with a strategic employment opportunity. Extract from Core Strategy just before: Policy CS25: The River Medway Chatham Docks 9.18 Chatham Docks caters for smaller vessels – up to 8,000 tonnes – with lock gates controlling access from the Medway. The site and associated facilities need reinvestment but there is every indication that it has a long term commercial role, complementing the larger ports catering for deep sea traffic and handling vessels too large for local wharves and jetties. Accordingly it is intended that it should continue to be safeguarded. Policy CS25: The River Medway The River Medway is strategically significant in terms of its employment, environmental, transport and leisure importance. Accordingly: • Along the urban waterfront mixed use redevelopment will be promoted in order to create safe, high quality environments, provide new homes and jobs, leisure and social infrastructure facilities with public spaces as focal points, a riverside walk and cycle way and increased public access to the river • Greater use will be made of the river. Wharves and port capacity at Chatham Docks and Thamesport will continue to be safeguarded for the transshipment of freight, including waste and aggregates and other materials • Existing infrastructure that provides access to the river and the foreshore, such as piers, jetties, slipways, steps and stairs will be protected unless redevelopment would result in an improvement. New facilities, including piers for river taxis, will be encouraged where appropriate. • Leisure activities on and along the river will be supported as long as they will not harm the environment or natural ecosystems • The river will be protected in its own right, as a key landscape feature of natural beauty. • Proposed development will be expected to either maintain or improve water quality and minimise air, land and water pollution. • The Council will seek contributions from developers for the maintenance and improvement of the river, where appropriate.

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*Yes – if non industrial uses were to be proposed in the Docks. All tenants are industrial businesses and wish to continue to operate within Chatham Docks. A significant area of the site is within the protection of the Landlord and Tenant Act. However, there are no tenancy constraints for the proposed continuation of the existing industrial use of the Docks. Peel Land & Property previously wanted to close the Docks and instead build residential tower blocks.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

Leasee

Have the owners of all parts of the site indicated support for its development?

No

Is there a housebuilder/developer involved in the site?

No

Market interest

What is the market interest in the site?

None

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*The existing docks are thriving and it is a vibrant working docks - the current dock uses on site are viable, and it has a very promising future. There has been extensive local public consultation with St Mary’s Island, at the nearest local retail centre, with Local Councillors and a presentation given in Parliament. There has been strong support for the continued use of this site as a working and growing docks, and the team will be liaising with the Council on the best time to submit a planning application for further growth.*

What would the anticipated lead-in time be to starting construction?

*There has been strong support for the continued use of this site as a working and growing docks, and the team will be liaising with the Council on the best time to submit a planning application for further growth.*

What would be the anticipated annual build-out rate?

*There has been strong support for the continued use of this site as a working and growing docks, and the team will be liaising with the Council on the best time to submit a planning application for further growth.*

How many years would construction take to complete the development?

*There has been strong support for the continued use of this site as a working and growing dock, and the team will be liaising with the Council on the best time to submit a planning application for further growth over the life of the next Local Plan.*

Please indicate the approximate timescale for delivery:

Within 6 to 10 years

# Site ID: SMI6

Form submission ID: 238

Respondent ID: 256

Supplementary information submitted: Yes

## Existing site

Site name: *Chatham Docks Industrial Estate, land at Chatham Waters and the former dock railway link to Gillingham*

Site address: *South Side Three Road/North Side Three Road, Chatham, Kent, ME4 4SW*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): **Selected**

Gross internal area (sqm): *1*

Storage and distribution (Class B8): **Selected**

Gross internal area (sqm): *1*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**

Please describe the current use: *See attached cover letter*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: **Selected**

Please describe the current use: *See attached cover letter*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *See attached cover letter*

## Current planning permission(s), including reference numbers:

*MC/11/2756 - Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m<sup>2</sup> of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure (Approved March 2013) MC/21/0210 - Use of land for temporary car park with associated boundary fencing and enclosures, hardstanding, lighting, and associated works (Approved 24th March 2021)*

## Other relevant planning history:

*Chatham Docks has operated as a commercial port since 1985, before which it formed part of the far larger naval dockyard which the government closed in 1984. Being a naval legacy site, the infrastructure is old and requires considerable maintenance. Since circa 2008 the site has been flagged for regeneration and redevelopment in various call for sites consultations, including by Gillingham FC as a possible relocation site. In 2013, outline planning permission was granted [ref MC/11/2756] for Chatham Waters on a 14.6 Ha parcel of the site. This permission for a large mixed use development comprising employment, retail, residential, education and other uses and enabled a £7m investment to refurbish the historic lock gates to keep them operational until the wider leases expire in 2025. It also funded significant new road infrastructure that was designed with capacity to accommodate development across the whole docks site and additional flood defences. Chatham Waters is still being developed and has already delivered a 6,500m<sup>2</sup> Asda Superstore; a 5,500m<sup>2</sup> University Technical College with 270 students enrolled (and increasing); a Marston's pub/restaurant, further retail space alongside 391 homes for open market sale and rent; 1.6Ha of new public realm including waterfront promenade and parkland on former brownfield land. Also, currently under construction or in the pipeline with outline planning permission is an additional 237 affordable homes, comprising a mix of discounted rent and shared ownership; a 74-bedroom care home; event space and circa 320 more residential units and public realm as the development is completed. Since Chatham Docks Industrial Estate was put forward in the last 'call for sites' in 2017 and 2019, the landowner has continued to engage with key stakeholders, the surrounding community and councillors as the development at Chatham Waters has taken shape. The wider regeneration opportunity of the commercial docks has been planned for many years to coincide with the decommissioning of the port in 2025 due to the anticipated cost of replacing the lock gates which are estimated to cost well above £30 million. At this point, the port operator lease will end along with the existing tenant leases. Work is ongoing to assist existing commercial occupiers at Chatham Docks Industrial Estate to relocate to local suitable alternative sites to retain jobs and, where river access is required, to alternative docks along the Medway. One tenant has already relocated to Kingsnorth Commercial Park and another is in discussion to relocate to Sheerness to help with the planned expansion of its business. An Aecom report prepared for the Council confirms that there is capacity on alternative sites within Medway to accommodate the relocation of all existing occupiers.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *1*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *1*

Hotel (Class C1): ***Selected***

Please describe the proposed use: *See attached cover letter*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *3000*

Maximum number of dwellings: *3000*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *See attached cover letter*

Learning and non-residential institution (Class F1): ***Selected***

Please describe the proposed use: *See attached cover letter*

Local community use (Class F2): ***Selected***

Please describe the proposed use: *See attached cover letter*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *See attached cover letter*

## Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*The ground is likely to need remediation given its past use as a naval and then commercial dock.*

Is the landscape character a development constraint?

*No, there are not constraints*  
*n/a*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*Yes, there are constraints*  
*There are no known on site ecological constraints although it lies adjacent to the river Medway which has various environmental and ecological designations.*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*Yes, there are constraints*  
*Common with all the land alongside the river Medway, most of the site falls within Flood Zones 2 and 3 so flooding is a development constraint and flood defences will need to be constructed as they have already been for the initial phases of development at Chatham Waters.*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*

Built environment constraints

No, there are not constraints  
n/a

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

Yes, there are constraints  
The site is likely to have some contamination that will need remediation as a part of its development and will therefore be a constraint that will need to be addressed.

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
Part of the site is immediately adjacent to existing residential development on St Mary’s Island and the noise and pollution generated by the existing commercial activity at the docks is a source of regular complaints. Once constructed, the proposed regeneration of the site will remove this existing conflict between adjacent residential and industrial uses.

Are there any other development constraints relating to the built environment?

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The site is in single ownership, but most parts of the land cannot be delivered until after 2025, when the port operation will cease and existing leases expire. There are currently some tenancy constraints, and the site owner has been working with existing occupiers as well as Medway Council and Locate Kent to assist in identifying opportunities for relocation of existing occupiers in the run up to 2025 to help employment retention.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

2024

What would the anticipated lead-in time be to starting construction?

*2 years: If planning permission could be secured in 2024, that would allow for condition discharge and phased site clearance, remediation and flood defence works as the land becomes available once occupiers relocate, in 2025/26.*

What would be the anticipated annual build-out rate?

*The site would take approximately 15-20 years to deliver 3,000 dwellings at an average of 150-200 per annum.*

How many years would construction take to complete the development?

15-20 years

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years, Within 11 to 15 years, 15 years +*



# Site ID: SNF1

Form submission ID: 201

Respondent ID: 318

Supplementary information submitted: No

## Existing site

Site name: *land on the north side of Rede Court Road, Strood*

Site address: *Land on the north side of Rede Court Road, Strood*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*N/A*

## Other relevant planning history:

*MC/18/2458- Outline application with all matters reserved for the construction of 300 dwellings- Application withdrawn*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *300*

Maximum number of dwellings: *350*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*If the site were to receive an Allocation*

What would the anticipated lead-in time be to starting construction?

*6 months after planning permission received*

What would be the anticipated annual build-out rate?

*30-50 units per annum*

How many years would construction take to complete the development?

*3.5 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SNF2

Form submission ID: 186

Respondent ID: 259

Supplementary information submitted: Yes

## Existing site

Site name: *Land East Of A226 Gravesend Road And South Of Dillywood Lane*

Site address: *Land East Of A226 Gravesend Road And South Of Dillywood Lane, Gravesend Road, ME3 7NT*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*None.*

Other relevant planning history:

*Please refer to covering letter.*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Residential Care Home providing minimum 70 beds and maximum 140 beds.*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *32*

Maximum number of dwellings: *64*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

Yes, there are constraints  
Green Belt designation. Assessment suggests that the site performs poorly against the five purposes of the Green Belt. See covering letter.

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023 following pre-application advice (currently pending)*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

32

How many years would construction take to complete the development?

2

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SNF3  
Form submission ID: 292  
Respondent ID: 365  
Supplementary information submitted: Yes

Existing site

Site name: *Land North of Brompton Farm Road*  
Site address: *Land North of Brompton Farm Road, Strood*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

Proposed development

What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *700*  
Maximum number of dwellings: *800*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

No, there are not constraints  
n/a

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
The site is not covered by any national or regional landscape designations however it does lie within an Area of Local Landscape Importance. However this is not an absolute constraint to development that cannot be mitigated or minimised. There is clear potential for developing the site in a sensitive way that delivers a more sensitive transition between the hard and dense urban edge and the open countryside. Furthermore, this transition has even greater scope to be controlled by virtue of the firm boundary provided by the A289, which has a significant impact upon the wider landscape. Please see supporting statement for further information.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

Yes, there are constraints  
The site is considered to be of low ecological value and so this would not present a constraint to development. However any application would be accompanied by the necessary ecology surveys. The site does not form part of any ecological designation however Natural England guidance advises it does lie within a SSSI risk zone. Further assessment on the impact on habitats would therefore accompany an application. This is however not a constraint which would preclude development.

Is a tree or hedgerow a development constraint?

Yes, there are constraints  
Existing trees and hedgerows do lie within and around the border of the application site. However this is not an absolute constraint to development. Future development would be informed by the necessary tree surveys and reports and maintain existing hedgerows and trees where possible. No Tree Preservation Orders lie on or adjacent to the application site. Please see supporting statement for further information.

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
Two public rights of way intersect the site. These however can be incorporated into the proposed development and would not present a constraint to development.

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

## Land ownership

What is your/your client's interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

## Market interest

What is the market interest in the site?

*Site is under option to a developer*

## Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*If the site was allocated for residential development an application could be submitted within 3-4 months.*

What would the anticipated lead-in time be to starting construction?

*Construction could commence following a decision being issued and the discharge of pre-commencement conditions shortly after.*

What would be the anticipated annual build-out rate?

*50 in the first year and then 75 dwellings per annum thereafter.*

How many years would construction take to complete the development?

*10 (approximately)*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SNF9  
Form submission ID: 182  
Respondent ID: 321  
Supplementary information submitted: No

Existing site

Site name: *High Street redevelopment and Cuxton Road*  
Site address: *36a Cuxton Road, Rochester, ME2 2DA*  
Type of site: *Mixed*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): **Selected**  
Number of dwellings: 6  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): **Selected**  
Please describe the current use: *Mixed use of commercial units*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *40*

Maximum number of dwellings: *60*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No answer given  
No answer given

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No answer given  
No answer given

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*No*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SNF15

Form submission ID: 176

Respondent ID: 321

Supplementary information submitted: Yes

## Existing site

Site name: *High Street Strood*

Site address: *H R H Estates, 167c High Street, Strood, Rochester, ME2 4TH*

Type of site: *Mixed*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): ***Selected***

Number of dwellings: *5*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Mixture of large retail and small retail shops as well as hairdressers, estate agents and car garages*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: ***Selected***

Please provide further information: *Parts of the land remain vacant*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *350*

Maximum number of dwellings: *450*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *On the lower levels we would expect a mixed use of shops, small businesses, coffee shops and restaurants. As well as new replacement large retail store.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No answer given  
No answer given

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

Yes  
*We have entered into legal contacts with most owners except for 2 that are refusing to negotiate*

Are there tenancy constraints?

*No answer given*  
*No answer given*

Are there ransom strip constraints?

*No answer given*  
*No answer given*

Are there covenant constraints?

*No answer given*  
*No answer given*

Are there any other legal constraints?

*No answer given*  
*No answer given*

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

*No*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*As soon as possible*

What would the anticipated lead-in time be to starting construction?

*18 months*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*3*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SNF20

Form submission ID: 307

Respondent ID: 425

Supplementary information submitted: Yes

## Existing site

Site name: *Keystone Health Centre*

Site address: *Keystone Health Centre, Gun Lane, Strood, Rochester, ME2 4UL*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *No answer given*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *No answer given*

Maximum number of dwellings: *No answer given*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Should any part of the site be declared surplus to healthcare requirements, it should be considered positively for*

*alternative uses, potentially including residential, care and/or healthcare uses.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*No answer given*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*No answer given*

Timescale for delivery

Are there any viability issues which would affect the development?

*No answer given*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years, Within 11 to 15 years*

# Site ID: SNF35

Form submission ID: 225

Respondent ID: 301

Supplementary information submitted: No

## Existing site

Site name: *Strood Waterfront - Former Civic Centre*

Site address: *Phase 1 Site (Civic Centre) Strood Riverside South Of Rochester Bridge Strood*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *The land has been appropriated for development following the demolition of the former Civic Centre building and installation of flood defences.*

## Current planning permission(s), including reference numbers:

*Application for non-material amendment (MC/22/2589) to move the flood wall and flood gate.*

## Other relevant planning history:

*The site formed part of the 2018 Strood Waterfront Development Brief which had been adopted as a Supplementary Planning Document.*

*Planning approved flood defense works were approved under MC/17/1172 and MC/18/1477.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *171*

Maximum number of dwellings: *300*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *A pre application will be sought shortly following the appointment of architects and the wider project team. The site will be largely residential as outlined above with the opportunity explored (subject pre-app, demand and viability) for commercial use on the ground-floor as per the Strood Development Brief, "the vision for Strood Waterfront is for the creation of a residential-led development with appropriate supporting commercial uses including leisure and food/drink opportunities to enliven street frontages and public spaces."*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

Yes, there are constraints  
*We anticipate abnormal costs including ground contamination remediation and archeology investigations; costs have been assumed within the indicative appraisal of the scheme.*

Is the landscape character a development constraint?

Yes, there are constraints  
*We will consult Historic England on the impact of development from protected views including Rochester Castle and All Saints Church.*

*We will establish the requirement for an Environmental Impact Assessment at the pre application stage.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
*n/a*

Are ecological designations a development constraint?

No, there are not constraints  
*n/a*

Is a tree or hedgerow a development constraint?

No, there are not constraints  
*n/a*

Is a tree preservation order a development constraint?

No, there are not constraints  
*n/a*

Is flooding a development constraint?

No, there are not constraints  
*n/a*

Are there any other development constraints relating to the natural environment?

No answer given  
*No answer given*

## Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

*Yes, there are constraints*  
*A Transport Assessment will indicate the junction improvements required to access the site.*

Is a public right of way a development constraint?

*No, there are not constraints*  
*n/a*

Is land contamination a development constraint?

*Yes, there are constraints*  
*Grounds investigations to be undertaken on land that was not raised as part of the flood defence works.*

Is a pipeline a development constraint?

*No, there are not constraints*  
*n/a*

Are overhead cables a development constraint?

*No, there are not constraints*  
*n/a*

Is a conservation area designation a development constraint?

*Yes, there are constraints*  
*The site will need to be considered alongside the Historic Rochester.*

Is a listed building or a listed structure a development constraint?

*Yes, there are constraints*  
*The site will need to be considered alongside the Historic Rochester.*

Is archaeological interest a development constraint?

*Yes, there are constraints*  
*Archeology is anticipated to be a constraint - investigations/surveys to be undertaken accordingly.*

Is noise or pollution from neighbouring uses a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the built environment?

*Yes, there are constraints*  
*- development to be set back from the river wall flood defence installed*  
*- sufficient distance required by Network Rail*  
*- existing leases and rights of access to the Medway Control Bunker and SECAMB building*

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
Land leased to SECAMB for use of sleeping accommodation.

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

No answer given



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*Yes*

When would a planning application be submitted?

*It is anticipated by the end of 2023.*

What would the anticipated lead-in time be to starting construction?

*6 months from planning consent subject to market conditions, pre commencement conditions and disposal.*

What would be the anticipated annual build-out rate?

*Unknown*

How many years would construction take to complete the development?

*3-years.*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SNF41  
Form submission ID: 224  
Respondent ID: 301  
Supplementary information submitted: No

Existing site

Site name: *Strood Riverside*  
Site address: *Strood Riverside, Rochester, ME2 4DT*  
Type of site: *Brownfield - previously developed land*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: **Selected**  
Please provide further information: *Flood defence works have been completed in addition to a number of Compulsory Purchase Orders of parcels of land in order assemble the land for regeneration.*

Current planning permission(s), including reference numbers:

*None*

Other relevant planning history:

*River wall flood defence works have been undertaken in accordance with the Environment Agencies approval and planning approval.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *400*

Maximum number of dwellings: *602*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *There may be an element of commercial use required or considered as suitable to serve Strood train station.*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*Yes, there are constraints*  
*There are view points from All Saints Church to consider.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

*Yes, there are constraints*  
*An updated modelling exercise needs to be undertaken to understand the quantum of homes that could be delivered for vehicles at key junctions and what improvements could be required or be feasible.*

Is a public right of way a development constraint?

*Yes, there are constraints*  
*Parts of the existing Public Rights of Way are to be extinguished as the newly constructed road and footpath network is maintained by Highways.*

Is land contamination a development constraint?

*No answer given*  
*No answer given*

Is a pipeline a development constraint?

*No, there are not constraints*  
*n/a*

Are overhead cables a development constraint?

*No, there are not constraints*  
*n/a*

Is a conservation area designation a development constraint?

*No, there are not constraints*  
*n/a*

Is a listed building or a listed structure a development constraint?

*Yes, there are constraints*  
*Consideration of views from and to All Saints Church.*

Is archaeological interest a development constraint?

*No answer given*  
*No answer given*

Is noise or pollution from neighbouring uses a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the built environment?

*No answer given*  
*No answer given*

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*The Riverside Tavern public house will remain in situ and will not form part of the redevelopment plans.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

*No answer given*  
*No answer given*

Are there any other legal constraints?

Yes  
*There is a Funding Agreement in place with Homes England. Funds were used to CPO parcels of land. Negotiation to amend the clauses are ongoing.*

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

**Yes**

When would a planning application be submitted?

*Within a 5 year period, subject to market changes.*

What would the anticipated lead-in time be to starting construction?

*12 months.*

What would be the anticipated annual build-out rate?

*Dependent on delivery strategy.*

How many years would construction take to complete the development?

*Unknown.*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*



# Site ID: SR1

Form submission ID: 235

Respondent ID: 388

Supplementary information submitted: Yes

## Existing site

Site name: *Dillywood Garden Centre, Dillywood Lane, Higham ME3 7NT*

Site address: *Dillywood Garden Centre, Dillywood Lane, Higham, Rochester, ME3 7NT*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Garden Centre*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*None*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *12*

Maximum number of dwellings: *12*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No answer given  
No answer given

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Jun-23*

What would the anticipated lead-in time be to starting construction?

*12 months from receipt of planning permission*

What would be the anticipated annual build-out rate?

*15-25 per annum*

How many years would construction take to complete the development?

*2 Years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR2

Form submission ID: 194

Respondent ID: 316

Supplementary information submitted: No

## Existing site

Site name: *Omya Lake*

Site address: *Salt Lane, Cliffe, Kent, ME3 7SX*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: **Selected**

Please provide further information: *Previous chalk quarry and now water filled waterbody.*

## Current planning permission(s), including reference numbers:

*None*

## Other relevant planning history:

*Chalk Quarry Planning Permission ref 2398/9/5 dated 30 January 1957 to Associated Portland Cement Manufacturers Limited by Ministry of Town and Country Planning.*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: **Selected**

Please describe the proposed use: *2 million tonnes landfill with inert waste.*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No, there are not constraints*  
*n/a*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*No answer given*  
*No answer given*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No

Is a landline telephone / broadband internet connection available to the site?

No

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Within 5 years of adoption of the Plan*

What would the anticipated lead-in time be to starting construction?

*12 months for ground preparation*

What would be the anticipated annual build-out rate?

*N/A*

How many years would construction take to complete the development?

*Infilling could take 10 years to complete.*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

Site ID: SR4  
Form submission ID: 240  
Respondent ID: 251  
Supplementary information submitted: Yes

Existing site

Site name: *Land west of Town Road*  
Site address: *Land west of Town Road, Cliffe Woods*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

N/A

Other relevant planning history:

N/A

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *120*

Maximum number of dwellings: *130*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
The site comprises of Grade 2 agricultural land.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*It is anticipated an application will be submitted after the site is proposed to be allocated.*

What would the anticipated lead-in time be to starting construction?

*12 months.*

What would be the anticipated annual build-out rate?

*40 per annum.*

How many years would construction take to complete the development?

*3 years.*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR6

Form submission ID: 167

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Land east of Buckland Road, Cliffe.*

Site address: *Land east of Buckland Road, Cliffe*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *360*

Maximum number of dwellings: *540*

Self build and custom build: ***Selected***

Minimum number of dwellings: *5*

Maximum number of dwellings: *54*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

Yes, there are constraints  
Low Cables pass over the site

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years*

# Site ID: SR7

Form submission ID: 266

Respondent ID: 413

Supplementary information submitted: Yes

## Existing site

Site name: *Land South of Buckland Road, Cliffe Woods*

Site address: *Land South of Buckland Road, Cliife Woods*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*Immediately to the south of the site is land with consent via outline planning permission and subsequent reserved matters consent for the construction of 184 dwellings, which is currently being built out by Redrow Homes. To the east of the site is an area of land which has a linked planning permission for an area of allotments, open space and drainage infrastructure which will be delivered to serve that consented 184 unit scheme.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *45*

Maximum number of dwellings: *45*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Option holder/conditional contract*

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

Yes

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

*Within one month.*

What would the anticipated lead-in time be to starting construction?

*6-9 months.*

What would be the anticipated annual build-out rate?

*50 dwellings per year.*

How many years would construction take to complete the development?

1

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR8

Form submission ID: 297

Respondent ID: 9

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Dillywood Lane*

Site address: *Land at Dillywood Lane, Lower Rochester Road, ME3 8EN*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 9

Maximum number of dwellings: 15

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No answer given  
No answer given

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No answer given  
No answer given

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No answer given  
No answer given

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No answer given  
No answer given



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2023/24*

What would the anticipated lead-in time be to starting construction?

*9 months from Planning Permission*

What would be the anticipated annual build-out rate?

*20*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SR9  
Form submission ID: 278  
Respondent ID: 428  
Supplementary information submitted: Yes

Existing site

Site name: *Land at Mockbegger Farm Shop/ Lee Green Farm, Rochester*  
Site address: *Lee Green Farm, Town Road, Higham, Rochester, Kent*  
Type of site: *Mixed*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the current use: *Farm Shop*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the current use: *Agriculture*

Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*None*

Other relevant planning history:

*None*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *702*

Maximum number of dwellings: *792*

Self build and custom build: ***Selected***

Minimum number of dwellings: *1*

Maximum number of dwellings: *79*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Potential for a new 'local centre' including local shops/ community centre to support new homes to provide a mix use development*

Learning and non-residential institution (Class F1): ***Selected***

Please describe the proposed use: *Potential for a new primary school depending on the need to provide a mix use development*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
no listed buildings within the site but there is to the west, see accompanying letter for more detail

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

Site ID: SR10  
Form submission ID: 284  
Respondent ID: 353  
Supplementary information submitted: Yes

Existing site

Site name: *Land Adjacent To Kia-ora*  
Site address: *Land Adjacent To Kia-ora, Station Road, Cliffe, Rochester, Kent, ME3 7RN*  
Type of site: *Mixed*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: **Selected**  
Please provide further information: *site was partly used as a coachworks but has been redundant for many years*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*MC/18/1536 approved*  
*MC/19/1606 refused*  
*MC/19/1340 refused*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *8*

Maximum number of dwellings: *10*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
in countryside

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*mid 2023*

What would the anticipated lead-in time be to starting construction?

*6 months*

What would be the anticipated annual build-out rate?

*08-Oct*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: SR13

Form submission ID: 199

Respondent ID: 356

Supplementary information submitted: Yes

## Existing site

Site name: *Land at Court Lodge*

Site address: *Court Lodge, Lower Rochester Road, Rochester, ME3 8EH*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*PRE/21/2403*

## Other relevant planning history:

*Positive pre-app PRE/21/2403 for 8 units.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *8*  
Maximum number of dwellings: *10*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No answer given  
No answer given

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*ASAP - positive pre app held.*

What would the anticipated lead-in time be to starting construction?

*as soon as conditions are discharged. ASAP*

What would be the anticipated annual build-out rate?

*08-Oct*

How many years would construction take to complete the development?

*1 or 2*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR15

Form submission ID: 200

Respondent ID: 356

Supplementary information submitted: No

## Existing site

Site name: *Land at Court Lodge B*

Site address: *Court Lodge, Lower Rochester Road, Rochester, ME3 8EH*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Former Orchard*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No answer given*  
*No answer given*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*Yes, there are constraints*  
*Site partially in flood zone. This only covers perhaps 5% of the site. Development can be sited around the site and this area retained for SuDs*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Not known*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*ASAP*

What would the anticipated lead-in time be to starting construction?

*1 to 2 years.*

What would be the anticipated annual build-out rate?

*30-50 units.*

How many years would construction take to complete the development?

*1-2 years,*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR16

Form submission ID: 231

Respondent ID: 359

Supplementary information submitted: No

## Existing site

Site name: *Land off Merryboys Road, Cliffe Woods*

Site address: *Land off Merryboys Road, Cliffe Woods*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *120*  
Maximum number of dwellings: *150*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024/5*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*50 - 55dpa*

How many years would construction take to complete the development?

*3 years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR17

Form submission ID: 249

Respondent ID: 362

Supplementary information submitted: Yes

## Existing site

Site name: *Land off Lower Rochester Road*

Site address: *Land off Lower Rochester Road, Wainscott, ME3 8EH*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*N/A*

### Other relevant planning history:

*None.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Care home and retirement living*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *800*

Maximum number of dwellings: *900*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Provision of a local centre to include a range of shops and services.*

Learning and non-residential institution (Class F1): ***Selected***

Please describe the proposed use: *Primary school*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Electric Vehicle Charging Station and District Heating Compound.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*Yes, there are constraints*  
*See submitted Vision Document.*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*Yes, there are constraints*  
*See submitted Vision Document.*

Is a tree or hedgerow a development constraint?

*Yes, there are constraints*  
*See submitted Vision Document.*

Is a tree preservation order a development constraint?

*No answer given*  
*No answer given*

Is flooding a development constraint?

*Yes, there are constraints*  
*See submitted Vision Document.*

Are there any other development constraints relating to the natural environment?

*No, there are not constraints*  
*n/a*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

Yes, there are constraints  
See submitted Vision Document.

Is a public right of way a development constraint?

Yes, there are constraints  
See submitted Vision Document.

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

Yes, there are constraints  
See submitted Vision Document.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
See submitted Vision Document.

Is archaeological interest a development constraint?

Yes, there are constraints  
See submitted Vision Document.

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
See submitted Vision Document.

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*Yes*

Market interest

What is the market interest in the site?

*Site is under option to a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Upon identification of an allocation.*

What would the anticipated lead-in time be to starting construction?

*Two years.*

What would be the anticipated annual build-out rate?

*90*

How many years would construction take to complete the development?

*10*

Please indicate the approximate timescale for delivery:

*Within 6 to 10 years, Within 11 to 15 years*

Site ID: SR18  
Form submission ID: 305  
Respondent ID: 434  
Supplementary information submitted: No

Existing site

Site name: *Land North of Merry Boys Road, Cliffe Woods*  
Site address: *Land North of Merry Boys Road, Cliffe Woods*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*None*

Other relevant planning history:

*None*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *20*  
Maximum number of dwellings: *30*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

Yes, there are constraints  
Gas Pipeline along northern boundary. No constraint.

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

**Yes**

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*Once site is allocated in Local Plan*

What would the anticipated lead-in time be to starting construction?

*12 months from receipt of planning permission*

What would be the anticipated annual build-out rate?

*15-25 per annum*

How many years would construction take to complete the development?

*2 Years*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SR21

Form submission ID: 175

Respondent ID: 317

Supplementary information submitted: No

Existing site

Site name: 4 acre Field

Site address: Well Penn Road, Cliffe, Rochester, Kent, ME3 7SD

Type of site: Greenfield

What is the current land use of the site?

General industry (Class B2): Not selected

Gross internal area (sqm): n/a

Storage and distribution (Class B8): Not selected

Gross internal area (sqm): n/a

Hotel (Class C1): Not selected

Please describe the current use: n/a

Residential institution (Class C2): Not selected

Please describe the current use: n/a

Secure residential institution (Class C2a): Not selected

Please describe the current use: n/a

Dwellings (Class C3): Not selected

Number of dwellings: n/a

Gypsy, Traveller and travelling showpeople pitches/plots: Not selected

Number of pitches/plots: n/a

House in multiple occupation (Class C4): Not selected

How many tenants occupy the dwelling? n/a

Commercial, business and service (Class E): Not selected

Please describe the current use: n/a

Learning and non-residential institution (Class F1): Not selected

Please describe the current use: n/a

Local community use (Class F2): Not selected

Please describe the current use: n/a

Minerals supply: Not selected

Please describe the current use: n/a

Waste management: Not selected

Please describe the current use: n/a

Other / Sui generis: Not selected

Please describe the current use: n/a

Vacant / Cleared of structures / Inactive: Not selected

Please provide further information: n/a

Current planning permission(s), including reference numbers:

MC/01/0470 | Change of use from agricultural to grazing land ; MC/02/0582 | Construction of stable block

Other relevant planning history:

No answer given

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: **Selected**

Minimum number of dwellings: *1*

Maximum number of dwellings: *20*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SR24  
Form submission ID: 212  
Respondent ID: 147  
Supplementary information submitted: Yes

Existing site

Site name: *Land to the west of Portway*  
Site address: *Cooling Common, Cliffe Woods*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*Refer to the cover letter*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 5  
Maximum number of dwellings: 10

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
ALLI Designation

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*18 months*

What would the anticipated lead-in time be to starting construction?

*12 months*

What would be the anticipated annual build-out rate?

*10*

How many years would construction take to complete the development?

*1*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR27

Form submission ID: 254

Respondent ID: 403

Supplementary information submitted: Yes

## Existing site

Site name: *Land west of Berwick Way*

Site address: *Land West of Berwick Way, Rochester, Kent, ME2 4UT*

Type of site: *Greenfield*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*The specific land in question has no planning history*

### Other relevant planning history:

*Recently approved Manor Farm development - MC/21/0302*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *31*

Maximum number of dwellings: *31*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
There would be some adverse effects on local landscape character (as is largely inevitable for any development of a green field site). However, this harm would be at a relatively low level, would be felt over a limited area around the site and would reduce further over time. Please see attached cover letter for further details.

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

Yes, there are constraints  
A Public Right of Way (PRoW) runs through the site. Nevertheless, efforts have been made in the design of the site so that any impact on the PRoW is minimal, and it can be utilised as a main access road. Visual impact would be inevitable as part of a development of the site.

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
The site is within the Frinsbury and Manor Farm Conservation Area. The proposal can be designed in acceptable way  
  
such as to protect those features and buildings that contribute positively to the CA.

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Manor Farm is located to the west of the site, which comprises of three listed buildings: Manor Farm Oast (Grade II),  
  
The Manor House (Grade II) & Barn 30 yards south west of the Manor House (Grade I).

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No answer given  
No answer given

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*N/A*

What would the anticipated lead-in time be to starting construction?

*Unknown*

What would be the anticipated annual build-out rate?

*Unknown*

How many years would construction take to complete the development?

*Unknown*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: SR30

Form submission ID: 234

Respondent ID: 394

Supplementary information submitted: Yes

## Existing site

Site name: *Veetee Site 3- Storage*

Site address: *Veetee, Unit 2, Enterprise Close, Medway City Estate, Rochester, ME2 4LY*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *2270*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *102*  
Maximum number of dwellings: *102*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *470sqm mixed use commercial element*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Flood Zone 2 but there are flood defences to the east, see accompanying letter

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
If it formed part of a whole sale development of the peninsula then the conservation areas around would need to be considered

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
If it formed part of a whole sale development of the peninsula then the setting of the listed buildings around would need to be considered

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
see accompanying letter

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: SR31

Form submission ID: 233

Respondent ID: 394

Supplementary information submitted: Yes

## Existing site

Site name: *Veetee Site 2- Cooking*

Site address: *Veetee Foods Ltd, Veetee House, Sir Thomas Longley Road, Medway City Estate, Rochester, ME2 4DU*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *9024*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*



## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *311*  
Maximum number of dwellings: *311*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *500 sqm associated mixed use commercial development*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Flood zone 3, but there are flood defences on the western boundary, see accompanying letter for more information

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

*No, there are not constraints*  
*n/a*

Is a public right of way a development constraint?

*No, there are not constraints*  
*n/a*

Is land contamination a development constraint?

*No, there are not constraints*  
*n/a*

Is a pipeline a development constraint?

*No, there are not constraints*  
*n/a*

Are overhead cables a development constraint?

*No, there are not constraints*  
*n/a*

Is a conservation area designation a development constraint?

*Yes, there are constraints*  
*Within the setting of the Historic Rochester Conservation Area and significant listed buildings but this is not viewed as a fundamental constraint, please see accompanying letter for more information*

Is a listed building or a listed structure a development constraint?

*Yes, there are constraints*  
*None on the site itself but the setting of the listed buildings in the wider vicinity would need to be considered*

Is archaeological interest a development constraint?

*No, there are not constraints*  
*n/a*

Is noise or pollution from neighbouring uses a development constraint?

*Yes, there are constraints*  
*See accompanying letter*

Are there any other development constraints relating to the built environment?

*No, there are not constraints*  
*n/a*

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: SR32

Form submission ID: 217

Respondent ID: 382

Supplementary information submitted: No

## Existing site

Site name: *Land west of Tower Hill House, Castle Street, Upnor*

Site address: *Land West of Tower Hill House, Castle Street, Upnor, ME2*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*none*

## Other relevant planning history:

*Part of a larger site subject to planning application MC/20/1478 - refused*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***  
Please describe the proposed use: *Retirement homes*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *30*  
Maximum number of dwellings: *49*

Self build and custom build: ***Selected***  
Minimum number of dwellings: *20*  
Maximum number of dwellings: *40*

Gypsy, Traveller and travelling showpeople pitches/plots: ***Selected***  
Number of pitches/plots: *50*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

Yes, there are constraints  
site is within the Hogmarsh Valley Character Area Area of Local Landscape Interest

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

Yes, there are constraints  
Odour plume from nearby sewer treatment plant means there will be no development within the odour plume area.

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024*

What would the anticipated lead-in time be to starting construction?

*9 months*

What would be the anticipated annual build-out rate?

*20 units p.a.*

How many years would construction take to complete the development?

*3 years including lead in time*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR34

Form submission ID: 196

Respondent ID: 348

Supplementary information submitted: No

## Existing site

Site name: *Riverside House, Sir Thomas Longley Road, Rochester - K670703*

Site address: *Riverside House, 58 Sir Thomas Longley, Rochester ME2 4FN*

Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Office*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*Site is located on Medway City Estate and there is no record of planning applications on Medway Council planning register for the original construction of the buildings. We have correspondence between Rochester upon Medway City Council and Geoffrey Thorpe Practice (Architect), dated 20th December 1988, confirming that the proposals "comply with the general conditions, limitations and exclusions applying throughout the designated Enterprise Zones." In addition, we have further correspondence between the afore-mentioned architect and the Council, dated 22nd March 1989 and a response from the Council, dated 28th March 1989, confirming no objection to the amendment to the proposal.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 5

Maximum number of dwellings: 30

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*0- 5 years if included for development purposes in local plan*

What would the anticipated lead-in time be to starting construction?

*1 - 2 years from grant of planning permission*

What would be the anticipated annual build-out rate?

*Development would proceed as one phase*

How many years would construction take to complete the development?

*Anticipated completion within 12-18 months of commencement*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR36

Form submission ID: 193

Respondent ID: 348

Supplementary information submitted: No

## Existing site

Site name: *Land to the east of Anthony's Way, Rochester - K7872818*  
Site address: *Land lying to the east of Anthony's Way, Rochester, ME2 4QP*  
Type of site: *Brownfield - previously developed land*

### What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): **Selected**  
Gross internal area (sqm): *470*

Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*

Minerals supply: *Not selected*  
Please describe the current use: *n/a*

Waste management: **Selected**  
Please describe the current use: *Site operating with waste licence for plastics recycling - circa 2800 sq m of floorspace including office and additional external sorting bays*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

### Current planning permission(s), including reference numbers:

*No answer given*

### Other relevant planning history:

*Site is located on Medway City Estate and there is no record of planning applications on Medway Council planning register for the original construction of the buildings, although the original permission was ME/98/0469/MR, granted in June 1999. Viridor Waste Management (as the tenant) have recently been granted planning permission for: - Installation of firewater tank and pump station kiosk under MC/21/0858 - Construction of a portacabin for use as office under MC/19/0948*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): ***Selected***

Please describe the proposed use: *Potential hotel development site*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 5

Maximum number of dwellings: 200

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Potential mixed use, commercial, business and service (Class E) development site*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*0- 5 years if included for development purposes in local plan*

What would the anticipated lead-in time be to starting construction?

*1 - 2 years from grant of planning permission*

What would be the anticipated annual build-out rate?

*Not known - depends on type of development ie residential or commercial*

How many years would construction take to complete the development?

*Not known - depends on type of development ie residential or commercial*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR37

Form submission ID: 222

Respondent ID: 394

Supplementary information submitted: Yes

## Existing site

Site name: *Veetee Site 1- Processing*

Site address: *Veetee Rice Ltd, Neptune Close, Medway City Estate, Rochester, ME2 4LT*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): ***Selected***

Gross internal area (sqm): 9336

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*MC/01/0877- Extension to building to provide warehouse and new goods in/out bay, canopy, relocation of security hut and weighbridge*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *428*  
Maximum number of dwellings: *428*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***  
Please describe the proposed use: *Potential for small scale commercial units within a mixed use site*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Mainly Flood Zone 1, eastern edge in Flood Zone 2 but there are flood defenses on the eastern boundary, see accompanying letter for more information

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

Yes, there are constraints  
Within the setting of the Dockyard Conservation Area and significant listed buildings but this is not viewed as a fundamental constraint, please see accompanying letter for more information

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
None on the site itself but the setting of the listed buildings in the wider vicinity would need to be considered

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: SR38

Form submission ID: 195

Respondent ID: 348

Supplementary information submitted: No

## Existing site

Site name: *Land on east side of Neptune Close, Rochester - K776597*

Site address: *Land on east side of Neptune Way, Rochester, ME2 4NA*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *3800*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*Site is located on Medway City Estate and there is no record of planning applications on Medway Council planning register for the original construction of the buildings.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): ***Selected***

Please describe the proposed use: *Potential site for hotel development*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 5

Maximum number of dwellings: 100

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Potential site for mixed use, commercial, business and service development*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*0- 5 years if included for development purposes in local plan*

What would the anticipated lead-in time be to starting construction?

*1 - 2 years from grant of planning permission*

What would be the anticipated annual build-out rate?

*Not known - depends on type of development ie residential or commercial*

How many years would construction take to complete the development?

*Not known - depends on type of development ie residential or commercial*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SR39  
Form submission ID: 188  
Respondent ID: 348  
Supplementary information submitted: No

Existing site

Site name: *Land at Whitewall Creek - K9198256*  
Site address: *Anthony's Way, Rochester*  
Type of site: *Brownfield - previously developed land*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: **Selected**  
Please provide further information: *Land to north of George Summers Close was formerly part of the larger development site now incorporating the McDonalds, Co-op & PFS and Selco and DHL warehouse site.*  
  
*Land to the south of Anthonys Way is vacant land*  
  
Current planning permission(s), including reference numbers:  
  
*N/A*  
  
Other relevant planning history:  
  
*This site has been submitted to Medway Council under previous call for sites as a development opportunity.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): **Selected**

Gross internal area (sqm): 500

Storage and distribution (Class B8): **Selected**

Gross internal area (sqm): 500

Hotel (Class C1): **Selected**

Please describe the proposed use: *Potential site for hotel development*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): **Selected**

Minimum number of dwellings: 5

Maximum number of dwellings: 100

Self build and custom build: **Selected**

Minimum number of dwellings: 5

Maximum number of dwellings: 35

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): **Selected**

Please describe the proposed use: *Potential site for commercial, business and service (Class E) development*

Learning and non-residential institution (Class F1): **Selected**

Please describe the proposed use: *Potential site for learning and non-residential institution (Class F1)*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: **Selected**

Please describe the proposed use: *Potential site for waste management development*

Other / Sui generis: **Selected**

Please describe the proposed use: *Potential site for other non-stated development*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No answer given  
No answer given

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No

Is mains sewerage supply available to the site?

No

Is an electrical supply available to the site?

No

Is a gas supply available to the site?

No

Is a public highway connection available to the site?

No

Is a landline telephone / broadband internet connection available to the site?

No

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

**Yes**

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*0- 5 years if included for development purposes in local plan*

What would the anticipated lead-in time be to starting construction?

*1 - 2 years from grant of planning permission*

What would be the anticipated annual build-out rate?

*Not known - depends on type of development ie residential or commercial*

How many years would construction take to complete the development?

*Not known - depends on type of development ie residential or commercial*

Please indicate the approximate timescale for delivery:

*Within 5 years*



# Site ID: SR40

Form submission ID: 256

Respondent ID: 414

Supplementary information submitted: Yes

## Existing site

Site name: *Waterside Court*

Site address: *Waterside Court, Neptune Way, Medway City Estate, Rochester, ME2 4NZ*

Type of site: *Brownfield - previously developed land*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the current use: *Workshops and offices*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *200*

Maximum number of dwellings: *200*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): ***Selected***

Please describe the proposed use: *Associated light business and commercial uses as part of a mixed use scheme*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Eastern parts of the site in flood zone 2/3 but there are flood defences on the eastern boundary- please see covering letter

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

*No, there are not constraints*  
*n/a*

Is a public right of way a development constraint?

*No, there are not constraints*  
*n/a*

Is land contamination a development constraint?

*No, there are not constraints*  
*n/a*

Is a pipeline a development constraint?

*No, there are not constraints*  
*n/a*

Are overhead cables a development constraint?

*No, there are not constraints*  
*n/a*

Is a conservation area designation a development constraint?

*Yes, there are constraints*  
*Within the setting of the Dockyard Conservation Area and significant Listed Buildings, but this isn't viewed as a fundamental constraints and one which would be addressed by appropriate development- see accompanying letter*

Is a listed building or a listed structure a development constraint?

*Yes, there are constraints*  
*Within the setting of a number of listed buildings but this isn't viewed as a fundamental constraint and one which can be addressed by appropriate development*

Is archaeological interest a development constraint?

*No, there are not constraints*  
*n/a*

Is noise or pollution from neighbouring uses a development constraint?

*Yes, there are constraints*  
*Please see accompanying letter*

Are there any other development constraints relating to the built environment?

*No, there are not constraints*  
*n/a*

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

Yes  
*There are existing tenancies within the building but those would not be a fundamental constraint to the development of the site within an appropriate delivery timescale.*

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Other*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 11 to 15 years*

# Site ID: SR41

Form submission ID: 216

Respondent ID: 383

Supplementary information submitted: No

## Existing site

Site name: *Land rear of Bridge Lodge , Four Elms Hill, Chattenden ME3 8NH*

Site address: *Land rear of Bridge Lodge, Four Elms Hill, Chattenden, ME3 8NH*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*none*

## Other relevant planning history:

*Refused - outline application with all matters reserved for 21 homes MC/18/3245*



## Proposed development

### What is the proposed land use?

General industry (Class B2): ***Selected***

Gross internal area (sqm): *2000*

Storage and distribution (Class B8): ***Selected***

Gross internal area (sqm): *2000*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): ***Selected***

Please describe the proposed use: *Retirement homes*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: *20*

Maximum number of dwellings: *50*

Self build and custom build: ***Selected***

Minimum number of dwellings: *20*

Maximum number of dwellings: *29*

Gypsy, Traveller and travelling showpeople pitches/plots: ***Selected***

Number of pitches/plots: *50*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Enquiries received*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*2024*

What would the anticipated lead-in time be to starting construction?

*9 months*

What would be the anticipated annual build-out rate?

*20 units p.a.*

How many years would construction take to complete the development?

*2 years including lead in time*

Please indicate the approximate timescale for delivery:

*Within 5 years*

Site ID: SR42

Form submission ID: 163

Respondent ID: 147

Supplementary information submitted: Yes

Existing site

Site name: *Land South of Cooling Road*

Site address: *Land South of Cooling Road, Cooling*

Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: *11*  
Maximum number of dwellings: *24*

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*



Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

Site ID: SR43  
Form submission ID: 166  
Respondent ID: 147  
Supplementary information submitted: Yes

Existing site

Site name: *Land north of Main Road Cooling*  
Site address: *Land north of Main Road, Cooling*  
Type of site: *Greenfield*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the current use: *n/a*  
  
Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 5  
Maximum number of dwellings: 10

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No answer given  
*No answer given*

Is the landscape character a development constraint?

*No answer given*  
*No answer given*

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

*No answer given*  
*No answer given*

Are ecological designations a development constraint?

*No answer given*  
*No answer given*

Is a tree or hedgerow a development constraint?

*No, there are not constraints*  
*n/a*

Is a tree preservation order a development constraint?

*No, there are not constraints*  
*n/a*

Is flooding a development constraint?

*No, there are not constraints*  
*n/a*

Are there any other development constraints relating to the natural environment?

*No answer given*  
*No answer given*



Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No answer given  
No answer given

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No answer given  
No answer given

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

# Site ID: SR45

Form submission ID: 178

Respondent ID: 315

Supplementary information submitted: Yes

## Existing site

Site name: *North of St James Church Cooling*

Site address: *Main Road, Cooling, Rochester, ME3 8DQ*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*Please refer to Covering Letter.*

## Other relevant planning history:

*Please refer to Covering Letter.*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: ***Selected***

Please describe the proposed use: *Agricultural use.*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

Yes, there are constraints  
Please refer to Covering Letter.

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a



Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

No answer given

Is mains sewerage supply available to the site?

No answer given

Is an electrical supply available to the site?

No answer given

Is a gas supply available to the site?

No answer given

Is a public highway connection available to the site?

No answer given

Is a landline telephone / broadband internet connection available to the site?

No answer given

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*Site is owned by a developer*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years*

# Site ID: SR46

Form submission ID: 164

Respondent ID: 147

Supplementary information submitted: Yes

## Existing site

Site name: *Land rear of Havisham House, Main Road, Cooling*

Site address: *Land rear of Havisham House, Main Road, Cooling*

Type of site: *Greenfield*

## What is the current land use of the site?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the current use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the current use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the current use: *n/a*

Dwellings (Class C3): *Not selected*

Number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the current use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the current use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the current use: *n/a*

Minerals supply: *Not selected*

Please describe the current use: *n/a*

Waste management: *Not selected*

Please describe the current use: *n/a*

Other / Sui generis: *Not selected*

Please describe the current use: *n/a*

Vacant / Cleared of structures / Inactive: *Not selected*

Please provide further information: *n/a*

## Current planning permission(s), including reference numbers:

*No answer given*

## Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*  
Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*  
Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*  
Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***  
Minimum number of dwellings: 5  
Maximum number of dwellings: 10

Self build and custom build: *Not selected*  
Minimum number of dwellings: *n/a*  
Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*  
How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*  
Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*  
Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*  
Please describe the proposed use: *n/a*

Minerals supply: *Not selected*  
Please describe the proposed use: *n/a*

Waste management: *Not selected*  
Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*  
Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No answer given  
No answer given

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No answer given  
No answer given

Are ecological designations a development constraint?

No answer given  
No answer given

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the natural environment?

No answer given  
No answer given

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No answer given  
No answer given

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

No, there are not constraints  
n/a

Is archaeological interest a development constraint?

No answer given  
No answer given

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No answer given  
No answer given

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No answer given  
No answer given

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No answer given  
No answer given

Are there any other legal constraints?

No answer given  
No answer given



Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes

Land ownership

What is your/your client’s interest in the land?

*Sole owner*

Have the owners of all parts of the site indicated support for its development?

*Yes*

Is there a housebuilder/developer involved in the site?

*No*

Market interest

What is the market interest in the site?

*None*

Timescale for delivery

Are there any viability issues which would affect the development?

*No*

When would a planning application be submitted?

*No answer given*

What would the anticipated lead-in time be to starting construction?

*No answer given*

What would be the anticipated annual build-out rate?

*No answer given*

How many years would construction take to complete the development?

*No answer given*

Please indicate the approximate timescale for delivery:

*Within 5 years, Within 6 to 10 years*

Site ID: SR49  
Form submission ID: 214  
Respondent ID: 380  
Supplementary information submitted: Yes

Existing site

Site name: *Shaftesbury House*  
Site address: *Upnor Road, Upnor*  
Type of site: *Brownfield - previously developed land*

What is the current land use of the site?

General industry (Class B2): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Storage and distribution (Class B8): *Not selected*  
Gross internal area (sqm): *n/a*  
  
Hotel (Class C1): *Not selected*  
Please describe the current use: *n/a*  
  
Residential institution (Class C2): *Not selected*  
Please describe the current use: *n/a*  
  
Secure residential institution (Class C2a): *Not selected*  
Please describe the current use: *n/a*  
  
Dwellings (Class C3): *Not selected*  
Number of dwellings: *n/a*  
  
Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*  
Number of pitches/plots: *n/a*  
  
House in multiple occupation (Class C4): *Not selected*  
How many tenants occupy the dwelling? *n/a*  
  
Commercial, business and service (Class E): *Not selected*  
Please describe the current use: *n/a*  
  
Learning and non-residential institution (Class F1): *Not selected*  
Please describe the current use: *n/a*  
  
Local community use (Class F2): *Not selected*  
Please describe the current use: *n/a*  
  
Minerals supply: *Not selected*  
Please describe the current use: *n/a*  
  
Waste management: *Not selected*  
Please describe the current use: *n/a*

Other / Sui generis: ***Selected***  
Please describe the current use: *Dwelling and former leisure facilities*

Vacant / Cleared of structures / Inactive: *Not selected*  
Please provide further information: *n/a*

Current planning permission(s), including reference numbers:

*No answer given*

Other relevant planning history:

*No answer given*

## Proposed development

### What is the proposed land use?

General industry (Class B2): *Not selected*

Gross internal area (sqm): *n/a*

Storage and distribution (Class B8): *Not selected*

Gross internal area (sqm): *n/a*

Hotel (Class C1): *Not selected*

Please describe the proposed use: *n/a*

Residential institution (Class C2): *Not selected*

Please describe the proposed use: *n/a*

Secure residential institution (Class C2a): *Not selected*

Please describe the proposed use: *n/a*

Dwellings (Class C3): ***Selected***

Minimum number of dwellings: 6

Maximum number of dwellings: 15

Self build and custom build: *Not selected*

Minimum number of dwellings: *n/a*

Maximum number of dwellings: *n/a*

Gypsy, Traveller and travelling showpeople pitches/plots: *Not selected*

Number of pitches/plots: *n/a*

House in multiple occupation (Class C4): *Not selected*

How many tenants would occupy the dwelling? *n/a*

Commercial, business and service (Class E): *Not selected*

Please describe the proposed use: *n/a*

Learning and non-residential institution (Class F1): *Not selected*

Please describe the proposed use: *n/a*

Local community use (Class F2): *Not selected*

Please describe the proposed use: *n/a*

Minerals supply: *Not selected*

Please describe the proposed use: *n/a*

Waste management: *Not selected*

Please describe the proposed use: *n/a*

Other / Sui generis: *Not selected*

Please describe the proposed use: *n/a*

Natural constraints

Please indicate if any of the following natural constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Are the ground conditions a development constraint?

No, there are not constraints  
n/a

Is the landscape character a development constraint?

No, there are not constraints  
n/a

Is the agricultural land grading (please indicate if grade 1, 2 or 3a) a development constraint?

No, there are not constraints  
n/a

Are ecological designations a development constraint?

No, there are not constraints  
n/a

Is a tree or hedgerow a development constraint?

No, there are not constraints  
n/a

Is a tree preservation order a development constraint?

No, there are not constraints  
n/a

Is flooding a development constraint?

Yes, there are constraints  
Part Zone 2/3

Are there any other development constraints relating to the natural environment?

No, there are not constraints  
n/a

Built environment constraints

Please indicate if any of the following built environment constraints could affect the development of the site. If yes, please provide further details, including mitigation.

Is access to the site a development constraint?

No, there are not constraints  
n/a

Is a public right of way a development constraint?

No, there are not constraints  
n/a

Is land contamination a development constraint?

No, there are not constraints  
n/a

Is a pipeline a development constraint?

No, there are not constraints  
n/a

Are overhead cables a development constraint?

No, there are not constraints  
n/a

Is a conservation area designation a development constraint?

No, there are not constraints  
n/a

Is a listed building or a listed structure a development constraint?

Yes, there are constraints  
Site is adjacent to listed structures.

Is archaeological interest a development constraint?

No, there are not constraints  
n/a

Is noise or pollution from neighbouring uses a development constraint?

No, there are not constraints  
n/a

Are there any other development constraints relating to the built environment?

No, there are not constraints  
n/a

Legal constraints

Please indicate if any of the following legal constraints could affect the development of the site. If yes, please provide further details, including any actions required.

Are there unresolved multiple ownership constraints?

No  
n/a

Are there tenancy constraints?

No  
n/a

Are there ransom strip constraints?

No  
n/a

Are there covenant constraints?

No  
n/a

Are there any other legal constraints?

No  
n/a

Utilities

Please indicate if any of the following utilities are available to the site:

Is mains water supply available to the site?

Yes

Is mains sewerage supply available to the site?

Yes

Is an electrical supply available to the site?

Yes

Is a gas supply available to the site?

Yes

Is a public highway connection available to the site?

Yes

Is a landline telephone / broadband internet connection available to the site?

Yes



Land ownership

What is your/your client’s interest in the land?

Sole owner

Have the owners of all parts of the site indicated support for its development?

Yes

Is there a housebuilder/developer involved in the site?

No

Market interest

What is the market interest in the site?

None

Timescale for delivery

Are there any viability issues which would affect the development?

No

When would a planning application be submitted?

12 months

What would the anticipated lead-in time be to starting construction?

12 months

What would be the anticipated annual build-out rate?

15

How many years would construction take to complete the development?

1

Please indicate the approximate timescale for delivery:

Within 5 years

## Appendix C

---

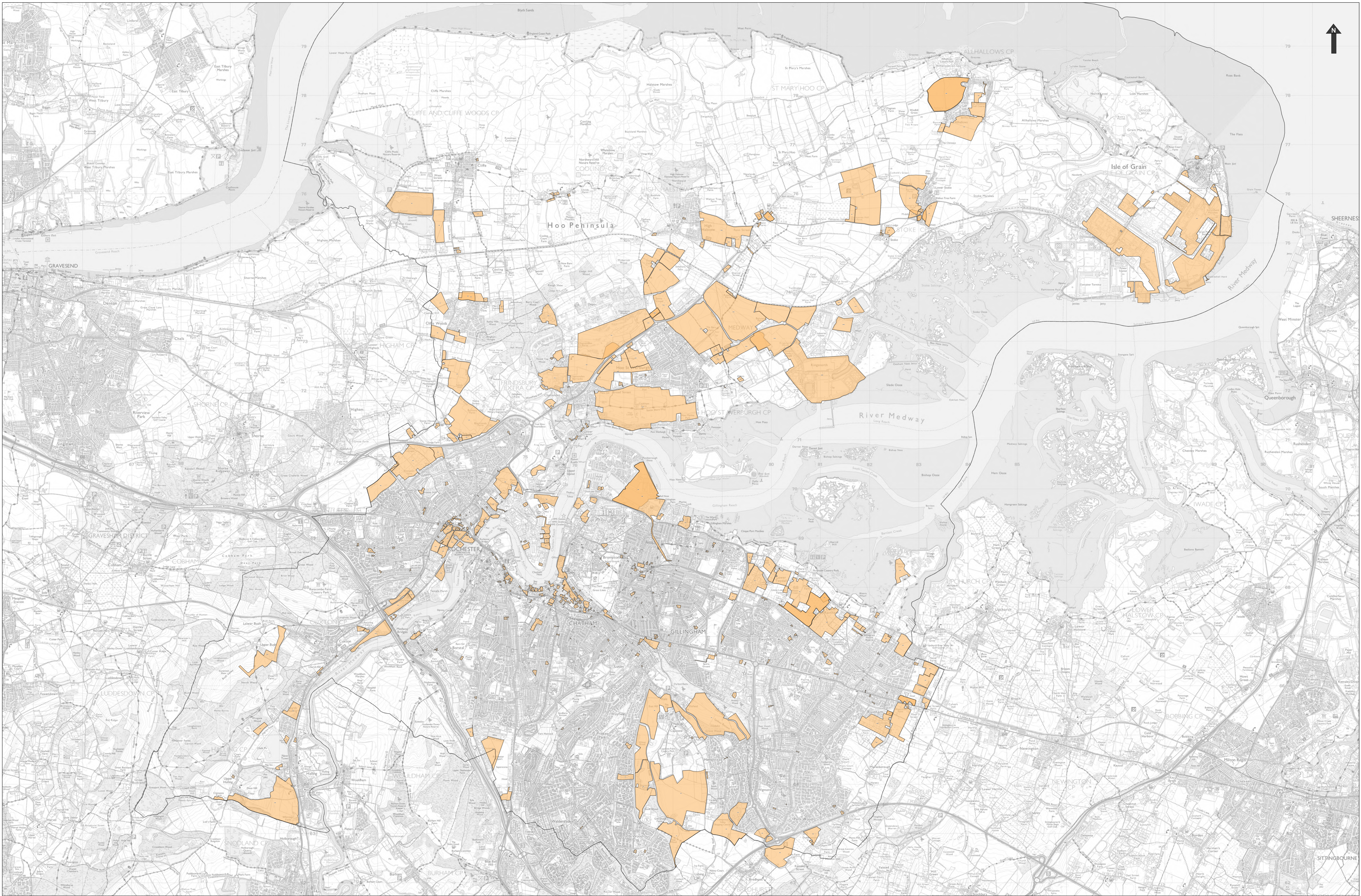
### Map of Stage 1 Sites

In total, 447 sites have been identified, although in some instances alternative submissions for the same site were received through the call for sites.

Each site has been assigned an identification reference for use in the LAA. This is based on an abbreviation of the electoral ward and its location relative to other sites for ease of navigation on a map.

All 447 sites are shown on a map at Appendix C and on an [online map](#), which provides a more detailed / larger scale base map.





Map of Stage 1 Sites



## Appendix D

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### Map of Housing Pipeline

There is a 'pipeline' of sites with planning permission for 7,583 homes, where large sites (at least five new homes) are shown at Appendix D and on an [online map](#), of which 2,061 homes are under construction as at 31 March 2023.





Map of Housing Pipeline

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## Appendix E

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### Stage 1 Initial Survey

An initial survey of each site is presented at Appendix E, which includes bookmarks by LAA Site ID. Appendix E can be reviewed in conjunction with the [online map](#).

# Site ID: AS1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
181

Call for Sites - Respondent ID:  
19

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
1.47

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS2

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
89

Call for Sites - Respondent ID:  
154

Other references:  
MC/20/1818

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
All Saints

**Gross site area (ha):**  
0.34

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes



# Site ID: AS3

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
171

Call for Sites - Respondent ID:  
19

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
0.86

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS4

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2618

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
0.41

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: AS5

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
168

Call for Sites - Respondent ID:  
272

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
2.34

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS6

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
246

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
2.34

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS7

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2674

## Existing site

Group:  
Employment

Ward:  
All Saints

Gross site area (ha):  
0.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS8

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
257

Call for Sites - Respondent ID:  
418

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
4.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS9

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
296

Call for Sites - Respondent ID:  
418

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
71.94

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS10

**Source(s):** Brownfield Register 2022, Planning application granted - residential, Planning application withdrawn - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC527, MC/21/0192, MC/18/1736

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
All Saints

**Gross site area (ha):**  
0.18

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes



# Site ID: AS11

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
301

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
0.16

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS12

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1533

## Existing site

Group:  
Rural Settlements

Ward:

All Saints

Gross site area (ha):  
0.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: AS13

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
295

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
32.72

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS14

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
247

Call for Sites - Respondent ID:  
267

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
2.71

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS15

**Source(s):** Call for Sites, Vacant and derelict land and buildings

## References

Call for Sites - Form submission ID:  
197

Call for Sites - Respondent ID:  
267

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
0.86

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS16

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
302

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
0.47

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS17

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
250

Call for Sites - Respondent ID:  
267

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
7.82

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS18

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
162

Call for Sites - Respondent ID:  
290

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
1.68

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes



# Site ID: AS19

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1303

## Existing site

Group:  
Rural Settlements

Ward:

All Saints

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: AS20

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
280

Call for Sites - Respondent ID:  
410

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
41.9

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: AS21

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
294

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
41.61

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS22

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
204

Call for Sites - Respondent ID:  
292

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
32.67

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS23

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
215

Call for Sites - Respondent ID:  
369

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
2.83

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS24

**Source(s):** Call for Sites, Planning application granted - non-residential, Planning application withdrawn - non-residential

## References

Call for Sites - Form submission ID: 241

Call for Sites - Respondent ID: 378

### Other references:

MC/09/1628, MC/19/0299MC/18/2559, MC/19/1263, MC/20/0554, MC/21/2429

## Existing site

**Group:**

Employment

**Ward:**

All Saints

**Gross site area (ha):**

173.32

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

7.11

**Special Protection Areas (Marine):**

7.11

**RAMSAR:**

7.11

**Marine Conservation Zone:**

8.49

**Site of Special Scientific Interest:**

7.11

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

11.3

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: AS25

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
236

Call for Sites - Respondent ID:  
389

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
1.29

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: AS26

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
269

Call for Sites - Respondent ID:  
405

Other references:  
None

## Existing site

Group:  
Employment

Ward:  
All Saints

Gross site area (ha):  
85.59

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
1.29

Special Protection Areas (Marine):  
1.29

RAMSAR:  
1.4

Marine Conservation Zone:  
0.4

Site of Special Scientific Interest:  
1.83

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
2.36

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: AS27

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2092

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
0.53

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: AS28

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
286

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
All Saints

Gross site area (ha):  
1.21

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB1

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/18/0092

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton

**Gross site area (ha):**  
0.23

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: CCB2

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/5056

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB3

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2905

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0573

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.21

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB5

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Gun Wharf 2010

## Existing site

Group:

Urban Waterfront

Ward:

Chatham Central & Brompton

Gross site area (ha):

5.93

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0.2

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0.25

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB6

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham High St & Best  
St 2010, Pentagon 2005

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.39

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: CCB7

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2136

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB8

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC630, MC/20/3237

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton

**Gross site area (ha):**  
0.15

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: CCB9

**Source(s):** Planning application granted - residential, Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/18/0715, Chatham 2019, Chatham High St & Best St 2010

## Existing site

**Group:**

Urban Core

**Ward:**

Chatham Central & Brompton

**Gross site area (ha):**

0.06

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB10

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham High St & Best St 2010

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.39

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB11

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham High St & Best St 2010

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.15

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB12

Source(s): Call for Sites,  
Development briefs

## References

Call for Sites - Form submission ID:  
306

Call for Sites - Respondent ID:  
425

Other references:

Chatham 2019, Chatham High St & Best  
St 2010

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.17

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB13

**Source(s):** Development briefs,  
Planning application withdrawn -  
non-residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

**Other references:**

MC/18/1383, Chatham 2019, Chatham  
High St & Best St 2010, Pentagon 2005

## Existing site

**Group:**

Urban Core

**Ward:**

Chatham Central & Brompton

**Gross site area (ha):**

4.55

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB14

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2852

## Existing site

Group:  
Urban Edge

Ward:  
Chatham Central & Brompton  
Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: CCB15

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
223

Call for Sites - Respondent ID:  
301

Other references:  
None

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.33

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB16

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre & Waterfront 2008

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.2

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB17

**Source(s):** Brownfield Register 2022, Development briefs, Planning application withdrawn - non-residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

## Other references:

MC/18/1383, Chatham 2019, Chatham High St & Best St 2010, Pentagon 2005

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton

**Gross site area (ha):**  
0.07

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB18

Source(s): Neighbourhood plans,  
Development briefs

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
Chatham 2019, Chatham Centre &  
Waterfront 2008

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB19

Source(s): Planning application granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2901

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB20

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham High St & Best St 2010

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.49

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB21

**Source(s):** Brownfield Register 2022, Planning application granted - residential, Planning application withdrawn - non-residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/19/3317, MC/19/0180, MC/21/3555, MC/19/2100

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton

**Gross site area (ha):**  
0.03

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: CCB22

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre & Waterfront 2008

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.11

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: CCB23

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham High St & Best St 2010

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.01

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB24

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential,  
Development briefs

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC615, MC/21/0603, Chatham 2019,  
Chatham High St & Best St 2010

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton

**Gross site area (ha):**  
0.02

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: CCB25

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham Interface Land 2018

## Existing site

Group:

Urban Waterfront

Ward:

Chatham Central & Brompton

Gross site area (ha):

2.74

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

3.89

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

2.63

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB26

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham High St & Best St 2010

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.42

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB27

Source(s): Call for Sites,  
Development briefs

## References

Call for Sites - Form submission ID:  
303

Call for Sites - Respondent ID:  
433

Other references:

Chatham 2019, Chatham High St & Best  
St 2010

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB28

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham High St & Best St 2010

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.08

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB29

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre &  
Waterfront 2008

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.07

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB30

**Source(s):** Brownfield Register 2022, Development briefs, Planning application withdrawn - residential, Planning application expired - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/18/1585, MC/16/4304, Chatham 2019, Chatham High St & Best St 2010

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton  
**Gross site area (ha):**  
0.07

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes



# Site ID: CCB31

**Source(s):** Brownfield Register 2022, Planning application granted - residential, Medway Local Plan 2003, Development briefs, Public ownership - Medway Council

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC/20/2782, Chatham 2019, Chatham Centre & Waterfront 2008

## Existing site

**Group:**

Urban Core

**Ward:**

Chatham Central & Brompton

**Gross site area (ha):**

0.79

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB32

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0060

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.008

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: CCB33

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0752

## Existing site

Group:  
Urban Edge

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB34

Source(s): Neighbourhood plans

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

None

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.5

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB35

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham Interface Land 2018

## Existing site

Group:

Urban Waterfront

Ward:

Chatham Central & Brompton

Gross site area (ha):

2.7

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB36

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/4568

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB37

**Source(s):** Call for Sites,  
Development briefs,  
Neighbourhood plans, Planning  
application expired - non-  
residential

## References

Call for Sites - Form submission ID:  
209

Call for Sites - Respondent ID:  
147

### Other references:

MC/17/1566, Chatham 2019, Chatham  
Centre & Waterfront 2008

## Existing site

### Group:

Urban Core

### Ward:

Chatham Central & Brompton

### Gross site area (ha):

1.3

## Habitats sites

### Special Areas of Conservation:

0

### Special Protection Areas:

0

### Special Protection Areas (Marine):

0

### RAMSAR:

0

### Marine Conservation Zone:

0

### Site of Special Scientific Interest:

0

## Irreplaceable habitat

### Ancient Woodland:

0

## Areas at risk of flooding

### Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB38

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0491

## Existing site

Group:  
Urban Core

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: CCB39

**Source(s):** Brownfield Register  
2022, Neighbourhood plans,  
Planning application expired -  
residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/14/1772

## Existing site

**Group:**  
Urban Core

**Ward:**  
Chatham Central & Brompton  
**Gross site area (ha):**  
0.05

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: CCB40

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre & Waterfront 2008

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.05

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB41

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC477, MC/21/3333

## Existing site

**Group:**

Urban Core

**Ward:**

Chatham Central & Brompton

**Gross site area (ha):**

0.07

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: CCB42

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1618

## Existing site

Group:  
Urban Edge

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: CCB43

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2219, MC/21/2220

## Existing site

Group:  
Urban Waterfront

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
1.32

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB44

Source(s): Neighbourhood plans

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

None

## Existing site

Group:

Urban Core

Ward:

Chatham Central & Brompton

Gross site area (ha):

0.02

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CCB45

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2264

## Existing site

Group:  
Urban Edge

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: CCB46

**Source(s):** Neighbourhood plans, Planning application withdrawn - residential, Planning application refused - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC/19/3009, MC/19/0211, MC/20/1257, MC/20/3102

## Existing site

**Group:**

Urban Core

**Ward:**

Chatham Central & Brompton

**Gross site area (ha):**

0.03

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes



# Site ID: CCB47

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0829

## Existing site

Group:  
Urban Edge

Ward:  
Chatham Central & Brompton

Gross site area (ha):  
0.3

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: CCB48

**Source(s):** Development briefs,  
Vacant and derelict land and  
buildings

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

TT67438, Gillingham Town Centre 2007

## Existing site

**Group:**

Urban Core

**Ward:**

Chatham Central & Brompton

**Gross site area (ha):**

0.21

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR1

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2040

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.24

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR2

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
179

Call for Sites - Respondent ID:  
315

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
3

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: CHR3

Source(s): Planning application  
refused - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2328

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
19.57

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0.09

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR4

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
253

Call for Sites - Respondent ID:  
307

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
63.42

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: CHR5

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
180

Call for Sites - Respondent ID:  
315

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.78

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR6

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0994

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.99

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: CHR7

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
219

Call for Sites - Respondent ID:  
342

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
6.76

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR8

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/0121

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.33

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR9

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1732

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: CHR10

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.54

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR11

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/0365

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.14

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR12

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0375

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.09

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: CHR13

**Source(s):** Call for Sites,  
Planning application withdrawn -  
non-residential

## References

Call for Sites - Form submission ID:  
173

Call for Sites - Respondent ID:  
264

Other references:  
MC/18/3218

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Cuxton, Halling & Riverside

**Gross site area (ha):**  
1.82

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: CHR14

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
202

Call for Sites - Respondent ID:  
312

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
11.85

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
3.86

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
59.12

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: CHR15

Source(s): Planning application  
expired - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1728

## Existing site

Group:  
Urban Waterfront

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
0.6

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR16

**Source(s):** Call for Sites,  
Planning application refused -  
non-residential

## References

Call for Sites - Form submission ID:  
170

Call for Sites - Respondent ID:  
294

**Other references:**

MC/18/1005, MC/20/0035

## Existing site

**Group:**

Employment

**Ward:**

Cuxton, Halling & Riverside

**Gross site area (ha):**

8.94

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: CHR17

**Source(s):** Call for Sites,  
Planning application withdrawn -  
non-residential

## References

Call for Sites - Form submission ID:  
169

Call for Sites - Respondent ID:  
294

Other references:  
MC/22/0130

## Existing site

**Group:**  
Employment

**Ward:**  
Cuxton, Halling & Riverside

**Gross site area (ha):**  
3.72

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: CHR18

**Source(s):** Call for Sites,  
Planning application expired -  
non-residential

## References

Call for Sites - Form submission ID:  
211

Call for Sites - Respondent ID:  
147

Other references:  
MC/15/3758

## Existing site

**Group:**  
Employment

**Ward:**  
Cuxton, Halling & Riverside

**Gross site area (ha):**  
1.28

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: CHR19

**Source(s):** Development briefs,  
Planning application expired -  
non-residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC/12/2609, Strood 2019, Strood 2009

## Existing site

**Group:**

Urban Core

**Ward:**

Cuxton, Halling & Riverside

**Gross site area (ha):**

3.09

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR20

Source(s): Call for Sites,  
Development briefs

## References

Call for Sites - Form submission ID:  
262

Call for Sites - Respondent ID:  
423

Other references:  
Strood 2009

## Existing site

Group:  
Urban Waterfront

Ward:  
Cuxton, Halling & Riverside

Gross site area (ha):  
3.68

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
36.84

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: CHR21

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2009

## Existing site

Group:

Urban Core

Ward:

Cuxton, Halling & Riverside

Gross site area (ha):

3.19

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

2.11

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FH1

**Source(s):** Local Development Order, Planning application granted - non-residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/19/1556

## Existing site

**Group:**

Employment

**Ward:**

Fort Horsted

**Gross site area (ha):**

18.6

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: FP1

**Source(s):** Brownfield Register 2022, Medway Local Plan 2003, Development briefs

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

Star Hill to Sun Pier 2004

## Existing site

**Group:**

Urban Core

**Ward:**

Fort Pitt

**Gross site area (ha):**

0.6

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: FP2

Source(s): Vacant and derelict land and buildings

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Fort Pitt

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
55.18

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP3

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2943

## Existing site

Group:  
Urban Core

Ward:  
Fort Pitt

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: FP4

**Source(s):** Development briefs,  
Vacant and derelict land and  
buildings

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

K827364, Star Hill to Sun Pier 2004

## Existing site

**Group:**

Urban Waterfront

**Ward:**

Fort Pitt

**Gross site area (ha):**

0.03

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

38.53

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP5

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Star Hill to Sun Pier 2004

## Existing site

Group:

Urban Waterfront

Ward:

Fort Pitt

Gross site area (ha):

0.33

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

1.34

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

69.49

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP6

Source(s): Planning application  
expired - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/14/0193

## Existing site

Group:  
Urban Edge  
Ward:  
Fort Pitt  
Gross site area (ha):  
0.09

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: FP7

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Star Hill to Sun Pier 2004

## Existing site

Group:

Urban Waterfront

Ward:

Fort Pitt

Gross site area (ha):

0.3

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

48.65

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP8

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1737

## Existing site

Group:  
Suburban

Ward:  
Fort Pitt

Gross site area (ha):  
0.54

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: FP9

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Star Hill to Sun Pier 2004

## Existing site

Group:

Urban Waterfront

Ward:

Fort Pitt

Gross site area (ha):

0.34

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

73.74

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP10

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
205

Call for Sites - Respondent ID:  
367

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Fort Pitt

Gross site area (ha):  
2.45

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP11

**Source(s):** Call for Sites,  
Brownfield Register 2022,  
Medway Local Plan 2003,  
Development briefs

## References

Call for Sites - Form submission ID:  
281

Call for Sites - Respondent ID:  
427

Other references:  
Star Hill to Sun Pier 2004

## Existing site

**Group:**  
Urban Waterfront

**Ward:**  
Fort Pitt

**Gross site area (ha):**  
0.59

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
2.38

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
2.58

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP12

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Core

Ward:  
Fort Pitt

Gross site area (ha):  
0.28

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP13

Source(s): Planning application  
expired - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/15/1855

## Existing site

Group:  
Suburban

Ward:  
Fort Pitt

Gross site area (ha):  
0.33

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: FP14

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/3379

## Existing site

Group:  
Urban Edge

Ward:  
Fort Pitt

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP15

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/0948

## Existing site

Group:  
Urban Edge

Ward:  
Fort Pitt

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: FP16

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0514

## Existing site

Group:  
Urban Core

Ward:  
Fort Pitt

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: FP17

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0082

## Existing site

Group:  
Urban Edge

Ward:  
Fort Pitt

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP18

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre & Waterfront 2008

## Existing site

Group:

Urban Waterfront

Ward:

Fort Pitt

Gross site area (ha):

0.47

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

26.87

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

26.72

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP19

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre &  
Waterfront 2008

## Existing site

Group:

Urban Core

Ward:

Fort Pitt

Gross site area (ha):

1.65

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP20

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1749

## Existing site

Group:  
Urban Core

Ward:  
Fort Pitt

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: FP21

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2143

## Existing site

Group:  
Urban Edge

Ward:  
Fort Pitt

Gross site area (ha):  
0.11

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: FP22

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1412

## Existing site

Group:  
Urban Edge

Ward:  
Fort Pitt

Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP23

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Chatham 2019, Chatham Centre &  
Waterfront 2008

## Existing site

Group:

Urban Core

Ward:

Fort Pitt

Gross site area (ha):

0.31

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: FP24

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1273

## Existing site

Group:  
Urban Core

Ward:  
Fort Pitt

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: GN1

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1913

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GN2

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/3109

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GN3

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:

Gillingham North

Gross site area (ha):  
0.92

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
44.17

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GN4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1705

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GN5

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1924

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GN6

Source(s): Call for Sites,  
Brownfield Register 2022

## References

Call for Sites - Form submission ID:  
293

Call for Sites - Respondent ID:  
401

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Gillingham North  
Gross site area (ha):  
4.27

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
9.69

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
12.01

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GN7

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2685

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GN8

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
308

Call for Sites - Respondent ID:  
353

**Other references:**  
None

## Existing site

**Group:**  
Urban Edge

**Ward:**  
Gillingham North

**Gross site area (ha):**  
0.11

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: GN9

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/3246

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GN10

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1491

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.25

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GN11

Source(s): Vacant and derelict land and buildings

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North

Gross site area (ha):  
0.19

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GN12

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2887

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham North  
Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS1

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0250

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.69

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS2

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:

Gillingham South

Gross site area (ha):  
1.28

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS3

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0928

## Existing site

Group:  
Urban Edge

Ward:

Gillingham South

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS4

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC620, MC/20/2541

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South

Gross site area (ha):  
0.09

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes



# Site ID: GS5

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/0455

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South  
Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS6

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:

MC626, MC/21/1017, MC/21/1035

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS7

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC625, MC/21/0993

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South

Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: GS8

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2108

## Existing site

Group:  
Urban Core

Ward:

Gillingham South

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS9

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/17/2600

## Existing site

Group:  
Urban Edge

Ward:

Gillingham South

Gross site area (ha):  
0.37

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS10

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Gillingham 2019

## Existing site

Group:

Urban Core

Ward:

Gillingham South

Gross site area (ha):

0.07

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS11

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/13/0482

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS12

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/3369

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: GS13

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Gillingham Town Centre 2007

## Existing site

Group:

Urban Core

Ward:

Gillingham South

Gross site area (ha):

0.27

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS14

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/1091

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South  
Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS15

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2982

## Existing site

Group:  
Urban Edge

Ward:

Gillingham South

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS16

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2299

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.009

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS17

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0579

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South  
Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS18

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Gillingham Town Centre 2007

## Existing site

Group:

Urban Core

Ward:

Gillingham South

Gross site area (ha):

0.93

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS19

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Gillingham 2019, Gillingham Town  
Centre 2007

## Existing site

Group:

Urban Core

Ward:

Gillingham South

Gross site area (ha):

0.13

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS20

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/2405

## Existing site

Group:  
Urban Edge

Ward:

Gillingham South

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: GS21

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2773

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.008

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS22

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2774

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.007

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS23

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1220

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS24

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Gillingham Town Centre 2007

## Existing site

Group:

Urban Edge

Ward:

Gillingham South

Gross site area (ha):

0.47

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS25

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2994

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South  
Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS26

**Source(s):** Brownfield Register  
2022, Planning application  
withdrawn - residential, Planning  
application expired - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/22/0236MC/16/1443

## Existing site

**Group:**  
Urban Core

**Ward:**  
Gillingham South

**Gross site area (ha):**  
0.13

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25  
ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: GS27

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/4418

## Existing site

Group:  
Urban Core

Ward:

Gillingham South

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS28

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0863

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South  
Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: GS29

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
198

Call for Sites - Respondent ID:  
356

Other references:  
None

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS30

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC622, MC/21/3111

## Existing site

**Group:**

Urban Core

**Ward:**

Gillingham South

**Gross site area (ha):**

0.02

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: GS31

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2715

## Existing site

Group:  
Urban Core

Ward:  
Gillingham South  
Gross site area (ha):  
0.11

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: GS32

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/3147

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS33

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2446

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.25

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS34

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2452

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS35

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:

Gillingham South

Gross site area (ha):  
0.21

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: GS36

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/3579

## Existing site

Group:  
Urban Edge

Ward:  
Gillingham South  
Gross site area (ha):  
0.007

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: HHH1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
244

Call for Sites - Respondent ID:  
72

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
9.4

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0.08

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH2

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.16

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0.21

## Irreplaceable habitat

Ancient Woodland:  
0.57

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HHH3

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
242

Call for Sites - Respondent ID:  
72

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
23.83

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

1.06

## Irreplaceable habitat

Ancient Woodland:

0.38

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0009

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH5

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
283

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow  
Gross site area (ha):  
1.96

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH6

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
263

Call for Sites - Respondent ID:  
60

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
35.32

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH7

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
289

Call for Sites - Respondent ID:  
319

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
79.67

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
7.52

## Irreplaceable habitat

Ancient Woodland:  
0.04

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH8

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
184

Call for Sites - Respondent ID:  
333

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow  
Gross site area (ha):  
30.8

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes



# Site ID: HHH9

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2945

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.47

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH10

Source(s): Planning application  
expired - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/15/4128

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.68

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HHH11

**Source(s):** Call for Sites,  
Planning application withdrawn -  
residential

## References

Call for Sites - Form submission ID:  
268

Call for Sites - Respondent ID:  
60

Other references:  
MC/18/3663

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Hoo St Werburgh & High Halstow

**Gross site area (ha):**  
12.1

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH12

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
221

Call for Sites - Respondent ID:  
359

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
131.27

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
7.71

## Irreplaceable habitat

Ancient Woodland:  
3.58

## Areas at risk of flooding

Functional floodplain:  
0.11

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH13

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0712

## Existing site

Group:

Other

Ward:

Hoo St Werburgh & High Halstow

Gross site area (ha):

0.1

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HHH14

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
282

Call for Sites - Respondent ID:  
60

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
6.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH15

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/0096

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.4

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH16

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
183

Call for Sites - Respondent ID:  
330

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
2.11

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: HHH17

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
243

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
2.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH18

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
165

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
54.91

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH19

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
227

Call for Sites - Respondent ID:  
372

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow  
Gross site area (ha):  
13.9

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH20

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0988

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.19

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HHH21

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2354

## Existing site

Group:  
Employment

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.16

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
64.17

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH22

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
300

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
72.77

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH23

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
230

Call for Sites - Respondent ID:  
359

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.86

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH24

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
228

Call for Sites - Respondent ID:  
359

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
3.18

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: HHH25

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
226

Call for Sites - Respondent ID:  
359

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
3.78

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH26

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
220

Call for Sites - Respondent ID:  
336

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
39.81

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0.08

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH27

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1650

## Existing site

Group:

Other

Ward:

Hoo St Werburgh & High Halstow

Gross site area (ha):

0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HHH28

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
304

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
1.14

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH29

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
229

Call for Sites - Respondent ID:  
359

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
1.91

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH30

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
255

Call for Sites - Respondent ID:  
412

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.8

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH31

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
299

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
79.58

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HHH32

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
206

Call for Sites - Respondent ID:  
376

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.78

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: HHH33

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
273

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
23.51

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH34

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2417

## Existing site

Group:  
Rural Settlements

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
0.41

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HHH35

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
298

Call for Sites - Respondent ID:  
148

Other references:  
None

## Existing site

Group:  
Employment

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
75.99

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH36

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
271

Call for Sites - Respondent ID:  
397

Other references:  
None

## Existing site

Group:  
Employment

Ward:  
Hoo St Werburgh & High Halstow

Gross site area (ha):  
118.25

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0.12

Special Protection Areas (Marine):  
0.12

RAMSAR:  
0.12

Marine Conservation Zone:  
3.5

Site of Special Scientific Interest:  
0.12

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
3.75

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH37

**Source(s):** Call for Sites,  
Planning application granted -  
non-residential

## References

Call for Sites - Form submission ID:  
189

Call for Sites - Respondent ID:  
350

**Other references:**

MC/08/0370, MC/18/1878

## Existing site

**Group:**

Employment

**Ward:**

Hoo St Werburgh & High Halstow

**Gross site area (ha):**

1.04

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: HHH38

**Source(s):** Call for Sites,  
Planning application granted -  
non-residential, Planning  
application withdrawn - non-  
residential

## References

Call for Sites - Form submission ID:  
191

Call for Sites - Respondent ID:  
350

**Other references:**

MC/08/0370, MC/21/1383, MC/18/2867

## Existing site

**Group:**

Employment

**Ward:**

Hoo St Werburgh & High Halstow

**Gross site area (ha):**

9.15

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HHH39

**Source(s):** Call for Sites,  
Planning application granted -  
non-residential

## References

Call for Sites - Form submission ID:  
190

Call for Sites - Respondent ID:  
350

**Other references:**

MC/08/0370, MC/18/1979

## Existing site

**Group:**

Employment

**Ward:**

Hoo St Werburgh & High Halstow

**Gross site area (ha):**

5.91

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: HW1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
287

Call for Sites - Respondent ID:  
308

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
67.43

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
16.9

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: HW2

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0496

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
0.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HW3

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
265

Call for Sites - Respondent ID:  
407

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
21.11

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
1.26

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HW4

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2675

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: HW5

Source(s): Call for Sites,  
Planning application expired -  
non-residential

## References

Call for Sites - Form submission ID:  
187

Call for Sites - Respondent ID:  
331

Other references:  
MC/17/3484

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
10.36

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: HW6

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
239

Call for Sites - Respondent ID:  
399

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
4

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0.08

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HW7

Source(s): Public ownership -  
Medway Council

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
1.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HW8

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
0.15

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: HW9

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/3156

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: HW10

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1212

## Existing site

Group:  
Suburban

Ward:  
Hempstead & Wigmore

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L1

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2496

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

## Site ID: L2

**Source(s):** Neighbourhood plans,  
Planning application withdrawn -  
residential

### References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/19/1599

### Existing site

**Group:**

Urban Edge

**Ward:**

Luton

**Gross site area (ha):**

0.06

### Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

### Irreplaceable habitat

**Ancient Woodland:**

0

### Areas at risk of flooding

**Functional floodplain:**

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: L3

Source(s): Neighbourhood plans

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

None

## Existing site

Group:

Urban Edge

Ward:

Luton

Gross site area (ha):

0.1

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: L4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2299, MC/21/3011

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L5

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2667

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L6

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1461

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.004

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L7

Source(s): Planning application granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2949

## Existing site

Group:  
Urban Edge  
Ward:  
Luton  
Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: L8

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0719

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L9

Source(s): Brownfield Register  
2022, Medway Local Plan 2003

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.31

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: L10

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0979

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L11

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0053

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: L12

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.41

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: L13

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0176

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L14

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1507

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: L15

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/3668, MC/19/0739

## Existing site

Group:  
Urban Edge

Ward:  
Luton

Gross site area (ha):  
3.49

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: LW1

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0231

## Existing site

Group:  
Suburban

Ward:  
Lordswood & Walderslade  
Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: LW2

Source(s): Planning application granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1632

## Existing site

Group:  
Suburban

Ward:  
Lordswood & Walderslade  
Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: LW3

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC600, MC/20/0221

## Existing site

**Group:**

Suburban

**Ward:**

Lordswood & Walderslade

**Gross site area (ha):**

0.27

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: LW4

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
258

Call for Sites - Respondent ID:  
308

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Lordswood & Walderslade

Gross site area (ha):  
27.41

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
12.33

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: LW5

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1403

## Existing site

Group:  
Suburban

Ward:  
Lordswood & Walderslade

Gross site area (ha):  
0.17

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: LW6

**Source(s):** Call for Sites,  
Planning application granted -  
residential

## References

Call for Sites - Form submission ID:  
290

Call for Sites - Respondent ID:  
308

Other references:  
MC/19/0765

## Existing site

**Group:**  
Suburban

**Ward:**  
Lordswood & Walderslade

**Gross site area (ha):**  
46.79

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
2.45

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: LW7

Source(s): Call for Sites,  
Planning application granted -  
residential

## References

Call for Sites - Form submission ID:  
272

Call for Sites - Respondent ID:  
308

Other references:

MC/18/0556

## Existing site

Group:

Suburban

Ward:

Lordswood & Walderslade

Gross site area (ha):

23.23

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0.73

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: LW8

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
277

Call for Sites - Respondent ID:  
308

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Lordswood & Walderslade

Gross site area (ha):  
87.79

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
1.48

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: LW9

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0563

## Existing site

Group:  
Rural Settlements

Ward:  
Lordswood & Walderslade  
Gross site area (ha):  
0.11

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: LW10

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
260

Call for Sites - Respondent ID:  
308

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Lordswood & Walderslade

Gross site area (ha):  
0.31

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: PP1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
259

Call for Sites - Respondent ID:  
308

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Princes Park

Gross site area (ha):  
3.24

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
74.32

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: PP2

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0922

## Existing site

Group:  
Suburban

Ward:  
Princes Park

Gross site area (ha):  
0.85

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: REWW1

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1492

## Existing site

Group:  
Urban Edge

Ward:  
Rochester East & Warren Wood

Gross site area (ha):  
0.004

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: REWW2

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0611

## Existing site

Group:  
Urban Edge

Ward:  
Rochester East & Warren Wood

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: REWW3

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Rochester East & Warren Wood

Gross site area (ha):  
0.34

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
264

Call for Sites - Respondent ID:  
193

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
3.36

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes



# Site ID: RN2

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
207

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
16.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN3

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/17/3723

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.22

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN4

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
172

Call for Sites - Respondent ID:  
299

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
4.84

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN5

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
237

Call for Sites - Respondent ID:  
292

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
30.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN6

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0898

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

## Site ID: RN7

**Source(s):** Planning application withdrawn - residential, Planning application withdrawn - residential, Planning application refused - residential

### References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/22/2150, MC/20/0624, MC/22/2150

### Existing site

**Group:**  
Suburban

**Ward:**  
Rainham North

**Gross site area (ha):**  
0.27

### Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

### Irreplaceable habitat

**Ancient Woodland:**  
0

### Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

No

**Proceed to Stage 2?**

No

# Site ID: RN8

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
276

Call for Sites - Respondent ID:  
372

Other references:  
MC/19/1566

## Existing site

**Group:**  
Suburban

**Ward:**  
Rainham North

**Gross site area (ha):**  
24.85

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: RN9

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1566

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
51.22

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: RN10

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
279

Call for Sites - Respondent ID:  
9

Other references:  
MC/19/1566

## Existing site

**Group:**  
Suburban

**Ward:**  
Rainham North

**Gross site area (ha):**  
2.04

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: RN11

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC630, MC/20/2696

## Existing site

Group:

Suburban

Ward:

Rainham North

Gross site area (ha):

0.5

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN12

Source(s): Vacant and derelict land and buildings

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.81

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN13

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/3135

## Existing site

Group:  
Urban Edge

Ward:  
Rainham North

Gross site area (ha):  
0.18

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RN14

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
270

Call for Sites - Respondent ID:  
426

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
1.97

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN15

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/3642

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RN16

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
174

Call for Sites - Respondent ID:  
304

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.46

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN17

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
161

Call for Sites - Respondent ID:  
287

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
1.55

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: RN18

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC558, MC/19/0298

## Existing site

**Group:**

Urban Edge

**Ward:**

Rainham North

**Gross site area (ha):**

0.04

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: RN19

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
160

Call for Sites - Respondent ID:  
286

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.73

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN20

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2375

## Existing site

Group:  
Urban Core

Ward:  
Rainham North

Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RN21

Source(s): Planning application  
expired - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/15/4523

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.62

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RN22

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC458, MC/18/1782

## Existing site

Group:

Suburban

Ward:

Rainham North

Gross site area (ha):

0.1

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN23

**Source(s):** Call for Sites,  
Planning application granted -  
residential

## References

Call for Sites - Form submission ID:  
208

Call for Sites - Respondent ID:  
147

Other references:  
MC/19/2898

## Existing site

**Group:**  
Suburban

**Ward:**  
Rainham North

**Gross site area (ha):**  
2.18

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: RN24

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2240

## Existing site

Group:  
Urban Edge

Ward:  
Rainham North

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN25

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1108

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.22

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: RN26

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
185

Call for Sites - Respondent ID:  
269

Other references:  
MC/20/0680

## Existing site

**Group:**  
Suburban

**Ward:**  
Rainham North

**Gross site area (ha):**  
7.77

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0.47

**Special Protection Areas (Marine):**  
0.47

**RAMSAR:**  
0.47

**Marine Conservation Zone:**  
1.45

**Site of Special Scientific Interest:**  
0.47

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0.52

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: RN27

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1796

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
9.29

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN28

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
274

Call for Sites - Respondent ID:  
193

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
3.67

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN29

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
177

Call for Sites - Respondent ID:  
325

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
0.38

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN30

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
288

Call for Sites - Respondent ID:  
431

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
4.3

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN31

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
291

Call for Sites - Respondent ID:  
431

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
6.44

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: RN32

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
252

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
2.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RN33

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
261

Call for Sites - Respondent ID:  
417

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham North

Gross site area (ha):  
6.22

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: RSE1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
267

Call for Sites - Respondent ID:  
308

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Rainham South East

Gross site area (ha):  
20.92

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RSE2

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1988

## Existing site

Group:  
Suburban

Ward:  
Rainham South East  
Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RSE3

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/0070

## Existing site

Group:  
Rural Settlements

Ward:  
Rainham South East  
Gross site area (ha):  
0.32

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RSE4

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
245

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Rainham South East

Gross site area (ha):  
5.98

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0.05

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RSE5

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0824

## Existing site

Group:  
Suburban

Ward:  
Rainham South East  
Gross site area (ha):  
0.18

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RSE6

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/3577

## Existing site

Group:  
Suburban

Ward:  
Rainham South East  
Gross site area (ha):  
0.33

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
99.99

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RSE7

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/3456

## Existing site

Group:  
Urban Edge

Ward:  
Rainham South East  
Gross site area (ha):  
0.1

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RSE8

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
251

Call for Sites - Respondent ID:  
411

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham South East  
Gross site area (ha):  
2.67

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: RSE9

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
203

Call for Sites - Respondent ID:  
253

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham South East  
Gross site area (ha):  
0.89

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RSE10

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
285

Call for Sites - Respondent ID:  
193

**Other references:**

MC/19/0188, MC/20/1705

## Existing site

**Group:**  
Suburban

**Ward:**  
Rainham South East

**Gross site area (ha):**  
41.57

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: RSE11

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
213

Call for Sites - Respondent ID:  
379

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rainham South East  
Gross site area (ha):  
0.33

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RSW1

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1020

## Existing site

Group:  
Suburban

Ward:  
Rainham South West  
Gross site area (ha):  
0.17

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RSW2

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1859, MC/20/1667

## Existing site

Group:  
Urban Core

Ward:  
Rainham South West

Gross site area (ha):  
0.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RWB1

**Source(s):** Planning application granted - residential, Planning application withdrawn - residential, Planning application withdrawn - non-residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/20/2107, MC/19/0691, MC/20/0734

## Existing site

**Group:**  
Urban Waterfront

**Ward:**  
Rochester West & Borstal

**Gross site area (ha):**  
0.26

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
1.24

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: RWB2

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/15/2332

## Existing site

**Group:**  
Urban Waterfront

**Ward:**  
Rochester West & Borstal

**Gross site area (ha):**  
1.77

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
54.84

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: RWB3

Source(s): Vacant and derelict land and buildings

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rochester West & Borstal

Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: RWB4

Source(s): Public ownership -  
Medway Council

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Rochester West & Borstal

Gross site area (ha):  
0.29

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB5

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
210

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Employment

Ward:  
Rochester West & Borstal

Gross site area (ha):  
1.61

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB6

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2352

## Existing site

Group:  
Suburban

Ward:  
Rochester West & Borstal  
Gross site area (ha):  
0.16

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
5.74

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB7

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0045

## Existing site

Group:  
Urban Edge

Ward:  
Rochester West & Borstal

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RWB8

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.05

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB9

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.07

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB10

**Source(s):** Planning application granted - non-residential, Development briefs

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

### Other references:

MC/19/2566, Corporation St  
Development Framework 2008

## Existing site

**Group:**  
Urban Core

**Ward:**  
Rochester West & Borstal

**Gross site area (ha):**  
0.13

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB11

**Source(s):** Brownfield Register 2022, Planning application granted - residential, Planning application withdrawn - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC614, MC/20/2815, MC/18/2467

## Existing site

**Group:**  
Urban Core

**Ward:**  
Rochester West & Borstal

**Gross site area (ha):**  
0.03

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes



# Site ID: RWB12

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Rochester West & Borstal

Gross site area (ha):  
0.12

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB13

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0160

## Existing site

Group:

Urban Edge

Ward:

Rochester West & Borstal

Gross site area (ha):

0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RWB14

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.11

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB15

**Source(s):** Planning application granted - residential, Development briefs

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

### Other references:

MC/20/0932, Corporation St Development Framework 2008

## Existing site

**Group:**  
Urban Core

**Ward:**  
Rochester West & Borstal

**Gross site area (ha):**  
0.25

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB16

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2492

## Existing site

Group:  
Urban Core

Ward:  
Rochester West & Borstal

Gross site area (ha):  
0.008

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RWB17

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.06

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB18

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.09

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB19

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential,  
Development briefs

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/19/0038, Corporation St  
Development Framework 2008, Star Hill  
to Sun Pier 2004

## Existing site

**Group:**  
Urban Core

**Ward:**  
Rochester West & Borstal

**Gross site area (ha):**  
1.56

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes



# Site ID: RWB20

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008, Star Hill to Sun Pier 2004

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.07

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB21

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Corporation St Development Framework  
2008, Star Hill to Sun Pier 2004

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.07

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB22

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2113

## Existing site

Group:

Urban Edge

Ward:

Rochester West & Borstal

Gross site area (ha):

0.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: RWB23

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Star Hill to Sun Pier 2004

## Existing site

Group:

Urban Core

Ward:

Rochester West & Borstal

Gross site area (ha):

0.14

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: RWB24

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/3004

## Existing site

Group:  
Urban Core

Ward:  
Rochester West & Borstal

Gross site area (ha):  
0.009

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SMI1

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
St Marys Island  
Gross site area (ha):  
0.51

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SMI2

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/0137

## Existing site

Group:  
Urban Waterfront

Ward:  
St Marys Island  
Gross site area (ha):  
0.65

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SMI3

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2221

## Existing site

Group:  
Urban Edge

Ward:  
St Marys Island  
Gross site area (ha):  
0.003

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: SMI4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0142

## Existing site

Group:  
Urban Edge

Ward:  
St Marys Island  
Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SMI5

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
232

Call for Sites - Respondent ID:  
248

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
St Marys Island

Gross site area (ha):  
43.21

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
1.85

Site of Special Scientific Interest:  
1.83

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
3.42

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: SMI6

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
238

Call for Sites - Respondent ID:  
256

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
St Marys Island

Gross site area (ha):  
57.85

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0.24

Site of Special Scientific Interest:  
0.04

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
1.67

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF1

**Source(s):** Call for Sites,  
Planning application withdrawn -  
non-residential

## References

Call for Sites - Form submission ID:  
201

Call for Sites - Respondent ID:  
318

Other references:  
MC/18/2458

## Existing site

**Group:**  
Suburban

**Ward:**  
Strood North & Frindsbury

**Gross site area (ha):**  
16.2

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: SNF2

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
186

Call for Sites - Respondent ID:  
259

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
1.17

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF3

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
292

Call for Sites - Respondent ID:  
365

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
39.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0875, MC/22/1749

## Existing site

Group:  
Suburban

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.8

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SNF5

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1708

## Existing site

Group:  
Suburban

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.35

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SNF6

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1823, MC/21/3392

## Existing site

Group:  
Suburban

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF7

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/0899

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SNF8

Source(s): Brownfield Register  
2022, Development briefs

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
Strood 2019

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.26

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF9

Source(s): Call for Sites,  
Development briefs

## References

Call for Sites - Form submission ID:  
182

Call for Sites - Respondent ID:  
321

Other references:  
Strood 2019, Strood 2009

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.45

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF10

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019, Strood 2009

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.25

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF11

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2284, MC/21/0068

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SNF12

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0104

## Existing site

Group:  
Suburban

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.3

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF13

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019, Strood 2009

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

3.31

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

68.83

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SNF14

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1839

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.005

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SNF15

**Source(s):** Call for Sites, Development briefs, Public ownership - Medway Council, Planning application withdrawn - non-residential, Planning application expired - residential, Planning application refused - non-residential

## References

**Call for Sites - Form submission ID:**  
176

**Call for Sites - Respondent ID:**  
321

**Other references:**  
MC/18/1112, MC/19/0782MC/18/0141, MC/16/5035, Strood 2019, Strood 2009

## Existing site

**Group:**  
Urban Core

**Ward:**  
Strood North & Frindsbury

**Gross site area (ha):**  
2.36

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
43.45

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: SNF16

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2946

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF17

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/3002

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF18

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

2.71

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

34.2

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF19

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019, Strood 2009

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.65

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF20

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
307

Call for Sites - Respondent ID:  
425

Other references:  
None

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF21

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.64

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

70.81

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SNF22

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019, Strood 2009

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.29

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

96.88

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF23

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC619, MC/21/0370

## Existing site

**Group:**  
Urban Core

**Ward:**  
Strood North & Frindsbury

**Gross site area (ha):**  
0.05

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
7.49

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: SNF24

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/1200

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF25

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

2.82

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

21.01

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF26

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood Waterfront 2018, Strood 2009

## Existing site

Group:

Urban Waterfront

Ward:

Strood North & Frindsbury

Gross site area (ha):

1.05

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

9.7

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF27

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC/19/2211, MC/21/0675

## Existing site

**Group:**

Urban Edge

**Ward:**

Strood North & Frindsbury

**Gross site area (ha):**

0.08

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: SNF28

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.28

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

89.42

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF29

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0899

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
100

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: SNF30

**Source(s):** Brownfield Register 2022, Development briefs, Planning application expired - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/15/2097 Strood 2019

## Existing site

**Group:**  
Urban Core

**Ward:**  
Strood North & Frindsbury  
**Gross site area (ha):**  
0.11

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
100

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: SNF31

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0108

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
100

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF32

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC601, MC/20/2783

## Existing site

**Group:**  
Urban Edge

**Ward:**  
Strood North & Frindsbury

**Gross site area (ha):**  
0.02

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**  
Yes

**Proceed to Stage 2?**  
Yes

# Site ID: SNF33

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019, Strood 2009

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.19

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

100

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF34

Source(s): Brownfield Register  
2022, Development briefs

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
Strood 2019

## Existing site

Group:  
Urban Core

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.17

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
97.56

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF35

Source(s): Call for Sites,  
Development briefs

## References

Call for Sites - Form submission ID:  
225

Call for Sites - Respondent ID:  
301

Other references:

Strood 2019, Strood Waterfront 2018,  
Strood 2009

## Existing site

Group:

Urban Waterfront

Ward:

Strood North & Frindsbury

Gross site area (ha):

2.64

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

97.18

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF36

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.02

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

93.46

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF37

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019

## Existing site

Group:

Urban Core

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.14

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

99.99

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SNF38

**Source(s):** Planning application granted - non-residential, Vacant and derelict land and buildings

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC/17/2044

## Existing site

**Group:**  
Urban Edge

**Ward:**  
Strood North & Frindsbury  
**Gross site area (ha):**  
0.06

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
100

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: SNF39

Source(s): Development briefs

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

Strood 2019, Strood Waterfront 2018,  
Strood 2009

## Existing site

Group:

Urban Waterfront

Ward:

Strood North & Frindsbury

Gross site area (ha):

1.6

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

92.89

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF40

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/2482

## Existing site

Group:

Urban Edge

Ward:

Strood North & Frindsbury

Gross site area (ha):

0.03

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SNF41

**Source(s):** Call for Sites,  
Medway Local Plan 2003,  
Development briefs

## References

Call for Sites - Form submission ID:  
224

Call for Sites - Respondent ID:  
301

### Other references:

Strood 2019, Strood Waterfront 2018,  
Strood 2009

## Existing site

**Group:**  
Urban Waterfront

**Ward:**  
Strood North & Frindsbury

**Gross site area (ha):**  
5

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0.82

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

85.49

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SNF42

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0749

## Existing site

Group:  
Urban Edge

Ward:  
Strood North & Frindsbury

Gross site area (ha):  
0.09

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SNF43

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1867

## Existing site

Group:

Urban Edge

Ward:

Strood North & Frindsbury

Gross site area (ha):

3.75

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR1

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
235

Call for Sites - Respondent ID:  
388

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
1.78

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR2

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
194

Call for Sites - Respondent ID:  
316

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
38.41

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
87.43

Special Protection Areas (Marine):  
87.43

RAMSAR:  
87.43

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
87.43

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SR3

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0608

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
0.6

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR4

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
240

Call for Sites - Respondent ID:  
251

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
6.29

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR5

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/17/2956

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
4.21

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR6

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
167

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
12.67

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: SR7

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
266

Call for Sites - Respondent ID:  
413

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
8.36

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR8

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
297

Call for Sites - Respondent ID:  
9

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
1.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR9

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
278

Call for Sites - Respondent ID:  
428

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
27.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR10

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
284

Call for Sites - Respondent ID:  
353

Other references:  
MC/19/1340

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Strood Rural

**Gross site area (ha):**  
0.25

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes



# Site ID: SR11

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/3329

## Existing site

Group:  
Rural Settlements

Ward:

Strood Rural

Gross site area (ha):  
0.49

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR12

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0331

## Existing site

Group:  
Rural Settlements

Ward:

Strood Rural

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR13

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
199

Call for Sites - Respondent ID:  
356

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
0.47

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR14

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1694

## Existing site

Group:  
Rural Settlements

Ward:

Strood Rural

Gross site area (ha):  
5.14

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR15

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
200

Call for Sites - Respondent ID:  
356

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
1.65

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR16

**Source(s):** Call for Sites,  
Planning application withdrawn -  
residential

## References

Call for Sites - Form submission ID:  
231

Call for Sites - Respondent ID:  
359

Other references:  
MC/18/2842

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Strood Rural

**Gross site area (ha):**  
4.96

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR17

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
249

Call for Sites - Respondent ID:  
362

Other references:  
None

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
48.69

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR18

**Source(s):** Call for Sites,  
Planning application withdrawn -  
residential

## References

Call for Sites - Form submission ID:  
305

Call for Sites - Respondent ID:  
434

Other references:  
MC/18/2842

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Strood Rural

**Gross site area (ha):**  
7.44

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SR19

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/22/0007

## Existing site

Group:  
Rural Settlements

Ward:

Strood Rural

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR20

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2764

## Existing site

Group:  
Rural Settlements

Ward:

Strood Rural

Gross site area (ha):  
0.2

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR21

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
175

Call for Sites - Respondent ID:  
317

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
1.78

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR22

**Source(s):** Planning application withdrawn - residential, Planning application refused - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/18/2351, MC191455, MC211026, MC212618

## Existing site

Group:

Rural Settlements

Ward:

Strood Rural

Gross site area (ha):

0.54

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR23

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2659

## Existing site

Group:  
Urban Edge  
Ward:  
Strood Rural  
Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR24

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
212

Call for Sites - Respondent ID:  
147

Other references:  
MC/19/2593

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Strood Rural

**Gross site area (ha):**  
1.67

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: SR25

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/0302

## Existing site

Group:  
Urban Edge

Ward:  
Strood Rural

Gross site area (ha):  
16.95

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR26

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2773

## Existing site

Group:  
Suburban

Ward:  
Strood Rural

Gross site area (ha):  
0.15

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No



# Site ID: SR27

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
254

Call for Sites - Respondent ID:  
403

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Strood Rural

Gross site area (ha):  
2.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR28

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1702

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural  
Gross site area (ha):  
0.05

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR29

Source(s): Planning application  
refused - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/17/3381

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural  
Gross site area (ha):  
0.16

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR30

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
234

Call for Sites - Respondent ID:  
394

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Strood Rural

Gross site area (ha):  
0.56

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: SR31

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
233

Call for Sites - Respondent ID:  
394

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
1.38

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0.06

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
19.18

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR32

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
217

Call for Sites - Respondent ID:  
382

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
3.17

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0.02

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: SR33

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/3073

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural  
Gross site area (ha):  
0.21

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR34

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
196

Call for Sites - Respondent ID:  
348

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
0.34

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SR35

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2055

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural  
Gross site area (ha):  
0.97

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR36

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
193

Call for Sites - Respondent ID:  
348

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
2.98

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
24.3

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
19.6

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR37

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
222

Call for Sites - Respondent ID:  
394

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
1.94

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
1.87

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
1.81

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR38

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
195

Call for Sites - Respondent ID:  
348

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
1.38

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
4.45

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
2.71

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR39

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
188

Call for Sites - Respondent ID:  
348

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
7.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
47.54

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
54.68

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: SR40

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
256

Call for Sites - Respondent ID:  
414

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:  
Strood Rural

Gross site area (ha):  
0.87

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0.01

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0.11

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR41

**Source(s):** Call for Sites,  
Planning application refused -  
residential

## References

Call for Sites - Form submission ID:  
216

Call for Sites - Respondent ID:  
383

Other references:  
MC/18/3245

## Existing site

**Group:**  
Rural Settlements

**Ward:**  
Strood Rural

**Gross site area (ha):**  
2.37

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0.25

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: SR42

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
163

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
0.62

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SR43

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
166

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
0.27

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR44

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1126

## Existing site

Group:  
Rural Settlements

Ward:

Strood Rural

Gross site area (ha):  
0.12

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SR45

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
178

Call for Sites - Respondent ID:  
315

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
0.49

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR46

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
164

Call for Sites - Respondent ID:  
147

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
0.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR47

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/17/2272

## Existing site

Group:

Rural Settlements

Ward:

Strood Rural

Gross site area (ha):

0.13

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR48

**Source(s):** Brownfield Register  
2022, Planning application  
refused - residential

## References

**Call for Sites - Form submission ID:**

0

**Call for Sites - Respondent ID:**

0

**Other references:**

MC/19/2361

## Existing site

**Group:**

Urban Waterfront

**Ward:**

Strood Rural

**Gross site area (ha):**

0.24

## Habitats sites

**Special Areas of Conservation:**

0

**Special Protection Areas:**

0

**Special Protection Areas (Marine):**

0

**RAMSAR:**

0

**Marine Conservation Zone:**

0.07

**Site of Special Scientific Interest:**

0

## Irreplaceable habitat

**Ancient Woodland:**

0

## Areas at risk of flooding

**Functional floodplain:**

0.44

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: SR49

Source(s): Call for Sites

## References

Call for Sites - Form submission ID:  
214

Call for Sites - Respondent ID:  
380

Other references:  
None

## Existing site

Group:  
Rural Settlements

Ward:  
Strood Rural

Gross site area (ha):  
0.23

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SR50

Source(s): Vacant and derelict land and buildings

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Waterfront

Ward:

Strood Rural

Gross site area (ha):  
0.27

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: SW1

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/20/1192

## Existing site

Group:

Suburban

Ward:

Strood West

Gross site area (ha):

0.16

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SW2

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2641

## Existing site

Group:  
Suburban

Ward:  
Strood West

Gross site area (ha):  
0.78

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SW3

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1731

## Existing site

Group:  
Suburban

Ward:  
Strood West

Gross site area (ha):  
0.11

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SW4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/2229

## Existing site

Group:  
Suburban

Ward:  
Strood West

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: SW5

Source(s): Brownfield Register  
2022, Planning application  
expired - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/17/4320

## Existing site

Group:

Suburban

Ward:

Strood West

Gross site area (ha):

0.14

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SW6

Source(s): Planning application  
granted - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/1815

## Existing site

Group:  
Suburban

Ward:  
Strood West

Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SW7

Source(s): Brownfield Register  
2022, Planning application  
expired - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/17/4318

## Existing site

Group:

Suburban

Ward:

Strood West

Gross site area (ha):

0.08

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: SW8

Source(s): Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/1938

## Existing site

Group:  
Urban Edge

Ward:  
Strood West

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: T1

**Source(s):** Medway Local Plan  
2003, Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/20/0784

## Existing site

**Group:**

Suburban

**Ward:**

Twydall

**Gross site area (ha):**

0.49

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: T2

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/3048, MC/21/1892

## Existing site

Group:  
Suburban

Ward:  
Twydall

Gross site area (ha):  
0.24

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: T3

Source(s): Brownfield Register  
2022, Planning application  
granted - residential

## References

Call for Sites - Form submission ID:

0

Call for Sites - Respondent ID:

0

Other references:

MC/16/1990

## Existing site

Group:

Suburban

Ward:

Twydall

Gross site area (ha):

0.43

## Habitats sites

Special Areas of Conservation:

0

Special Protection Areas:

0

Special Protection Areas (Marine):

0

RAMSAR:

0

Marine Conservation Zone:

0

Site of Special Scientific Interest:

0

## Irreplaceable habitat

Ancient Woodland:

0

## Areas at risk of flooding

Functional floodplain:

0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: T4

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/3105

## Existing site

Group:  
Suburban

Ward:  
Twydall

Gross site area (ha):  
0.08

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: T5

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1477

## Existing site

Group:  
Suburban

Ward:  
Twydall

Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: W1

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/16/4497, MC/18/1317

## Existing site

Group:  
Urban Edge

Ward:  
Watling

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: W2

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0373

## Existing site

Group:  
Urban Edge

Ward:

Watling

Gross site area (ha):  
0.04

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: W3

Source(s): Brownfield Register  
2022

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
None

## Existing site

Group:  
Urban Edge

Ward:  
Watling

Gross site area (ha):  
0.31

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: W4

Source(s): Brownfield Register  
2022, Planning application  
expired - residential

## References

Call for Sites - Form submission ID:  
0  
Call for Sites - Respondent ID:  
0  
Other references:  
None

## Existing site

Group:  
Urban Edge  
Ward:  
Watling  
Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0  
Special Protection Areas:  
0  
Special Protection Areas (Marine):  
0  
RAMSAR:  
0  
Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: W5

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2881

## Existing site

Group:  
Urban Edge

Ward:  
Watling

Gross site area (ha):  
0.01

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: W6

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2058

## Existing site

Group:  
Urban Edge

Ward:  
Watling

Gross site area (ha):  
0.02

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: W7

**Source(s):** Brownfield Register  
2022, Planning application  
granted - residential

## References

**Call for Sites - Form submission ID:**  
0

**Call for Sites - Respondent ID:**  
0

**Other references:**  
MC635, MC/21/2015

## Existing site

**Group:**  
Suburban

**Ward:**  
Watling

**Gross site area (ha):**  
0.39

## Habitats sites

**Special Areas of Conservation:**  
0

**Special Protection Areas:**  
0

**Special Protection Areas (Marine):**  
0

**RAMSAR:**  
0

**Marine Conservation Zone:**  
0

**Site of Special Scientific Interest:**  
0

## Irreplaceable habitat

**Ancient Woodland:**  
0

## Areas at risk of flooding

**Functional floodplain:**  
0

**Capable of delivering 5 or more dwellings, or economic development on sites of 0.25 ha (or 500 sqm of floorspace)?**

Yes

**Proceed to Stage 2?**

Yes

# Site ID: W8

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:

MC/18/3114, MC/19/2404, MC/20/3204,  
MC/21/1534

## Existing site

Group:  
Suburban

Ward:  
Watling

Gross site area (ha):  
0.32

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: W9

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/1815

## Existing site

Group:  
Suburban

Ward:  
Watling

Gross site area (ha):  
1.18

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: W10

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0263

## Existing site

Group:  
Suburban

Ward:  
Watling

Gross site area (ha):  
0.13

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: W11

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/0140

## Existing site

Group:  
Suburban

Ward:  
Watling

Gross site area (ha):  
1.81

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes



# Site ID: W12

Source(s): Planning application  
refused - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/21/2101

## Existing site

Group:  
Suburban

Ward:  
Watling

Gross site area (ha):  
0.7

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0.08

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: W13

Source(s): Planning application  
granted - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/1812

## Existing site

Group:

Other

Ward:

Watling

Gross site area (ha):  
0.42

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?  
Yes

Proceed to Stage 2?  
Yes

# Site ID: W14

Source(s): Planning application  
withdrawn - non-residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/18/2866

## Existing site

Group:  
Suburban

Ward:  
Watling

Gross site area (ha):  
0.07

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

Yes

Proceed to Stage 2?

Yes

# Site ID: WWW1

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/19/2250

## Existing site

Group:  
Suburban

Ward:  
Wayfield & Weeds Wood

Gross site area (ha):  
0.14

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

# Site ID: WWW2

Source(s): Planning application  
withdrawn - residential

## References

Call for Sites - Form submission ID:  
0

Call for Sites - Respondent ID:  
0

Other references:  
MC/20/0974

## Existing site

Group:  
Suburban

Ward:  
Wayfield & Weeds Wood

Gross site area (ha):  
0.06

## Habitats sites

Special Areas of Conservation:  
0

Special Protection Areas:  
0

Special Protection Areas (Marine):  
0

RAMSAR:  
0

Marine Conservation Zone:  
0

Site of Special Scientific Interest:  
0

## Irreplaceable habitat

Ancient Woodland:  
0

## Areas at risk of flooding

Functional floodplain:  
0

Capable of delivering 5 or more  
dwellings, or economic  
development on sites of 0.25 ha  
(or 500 sqm of floorspace)?

No

Proceed to Stage 2?

No

## Appendix F

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### Map of Sites – Unknown Availability

The availability of 109 sites is unknown. Most of these sites are located in town centres and have been identified from development briefs, where their potential to contribute to urban regeneration is recognised. There are other sites across Medway that have been identified from emerging neighbourhood plans, planning applications (refused, withdrawn and expired as at 31 March 2023) and vacant and derelict land and buildings.

Medway Council would welcome information to confirm the availability of the 109 sites, otherwise such sites may not be phased for delivery in the first five years of the plan period.

This has implications for regeneration programmes and the wider spatial strategy, which may in turn require the release of more greenfield sites that do not make the best use of previously developed land. The 109 sites are shown on a map at Appendix F and can be toggled on/off in the 'Layers' menu in the [online map](#), which provides a more detailed / larger scale base map.





Map of Sites - Unknown Availability

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