****

[1) Employment Land Availability Tables and Data 1](#_Toc151033060)

[Employment graphs 2](#_Toc151033061)

[Previously developed land 3](#_Toc151033062)

[Floorspace supply 3](#_Toc151033063)

[Table 1: B1 - B8 planning consents 4](#_Toc151033064)

[Section 1: Development completed by 31 March 2023 4](#_Toc151033065)

[Section 2: B1 - B8 planning consents not started at 31 March 2023 6](#_Toc151033066)

[Section 3: B1 - B8 development under construction at 31 March 2023 8](#_Toc151033067)

[Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2023 10](#_Toc151033068)

[Section 5: Potential loss of B1 - B8 floorspace in planning consents not started at 31 March 2023 12](#_Toc151033069)

[Section 6: B1 - B8 planning consents expired without development at 31 March 2023 15](#_Toc151033070)

[Section 7: B1 - B8 planning consents excluded at 31 March 2023 16](#_Toc151033071)

[Section 8: B1 - B8 summary statistics; Planning consents valid 1 April 2022 to 31 March 2023 20](#_Toc151033072)

[Section 9 – Employment pipeline sites (B1 – B8) 21](#_Toc151033073)

[Section 10: Industrial Estates and Business Parks 21](#_Toc151033074)

[2) Retail Land Availability Tables and Data 24](#_Toc151033075)

[Retail net completions 25](#_Toc151033076)

[Table 2: A1 - A5 planning consents 26](#_Toc151033077)

[Section 1: Development completed by 31 March 2023 26](#_Toc151033078)

[Section 2: A1 - A5 planning consents not started at 31 March 2023 28](#_Toc151033079)

[Section 3: A1 - A5 development under construction at 31 March 2023 31](#_Toc151033080)

[Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2023 33](#_Toc151033081)

[Section 5: Potential loss of A1 - A5 floorspace in planning consents not started at 31 March 2023 36](#_Toc151033082)

[Section 6: A1 - A5 planning consents expired without development at 31 March 2023 38](#_Toc151033083)

[Section 7: A1 - A5 planning consents excluded at 31 March 2023 39](#_Toc151033084)

[Section 8: A1 - A5 summary statistics; Planning consents valid 1 April 2022 to 31 March 2023 44](#_Toc151033085)

[3) Other Commercial and Leisure Tables and Data 45](#_Toc151033086)

[Care home (C2) and Student Accommodation (SG) uses 46](#_Toc151033087)

[Table 3: Other commercial and leisure planning consents 47](#_Toc151033088)

[Section 1: Development completed by 31 March 2023 47](#_Toc151033089)

[Section 2: Other commercial and leisure planning consents not started at 31 March 2023 49](#_Toc151033090)

[Section 3: Other commercial and leisure development under construction at 31 March 2023 52](#_Toc151033091)

[Section 4: Planning consents which have resulted in other commercial or leisure floorspace losses 54](#_Toc151033092)

[Section 5: Potential loss of other commercial and leisure floorspace in planning consents 56](#_Toc151033093)

[Section 6: Other commercial and leisure planning consents expired without development 58](#_Toc151033094)

[Section 7: Other commercial and leisure planning consents excluded at 31 March 2023 59](#_Toc151033095)

[Section 8: Other commercial and leisure summary statistics; 62](#_Toc151033096)

[4) Housing Land Availability Tables and Data 63](#_Toc151033097)

[Completions on Previously Developed Land 64](#_Toc151033098)

[Housing Trajectory 65](#_Toc151033099)

[Windfall Allowance 65](#_Toc151033100)

[Housing Target 66](#_Toc151033101)

[Projected build rates by property type 68](#_Toc151033102)

[Sites with planning permission on previously developed land and greenfield sites (%) 69](#_Toc151033103)

[New large and small sites proposed 2018/19 – 2022/23 split by approval/refusals 69](#_Toc151033104)

[Permissions and number of dwellings on new sites each year 2018/19 – 2022/23 70](#_Toc151033105)

[Permitted Development 71](#_Toc151033106)

[Table 4: Housing consents and allocations 72](#_Toc151033107)

[Section 1: Annual completions by ward as at 31/3/23 72](#_Toc151033108)

[Section 2: Residential land availability for large sites at 31st March 2023 73](#_Toc151033109)

[Section 3: Residential land availability for small sites at 31 March 2023 104](#_Toc151033110)

[Section 4: Housing planning consents excluded at 31 March 2023 142](#_Toc151033111)

[Section 5: Housing planning consents expired without development at 31 March 2023 143](#_Toc151033113)

[Section 6: Residential land availability summary at 31st March 2023 146](#_Toc151033115)

[Section 7: Residential Pipeline Sites 147](#_Toc151033117)

[5) Policy Monitoring Table 148](#_Toc151033118)

[Refused applications received in the year ending 31st March 2023 149](#_Toc151033119)

[Table 5: Policy monitoring 150](#_Toc151033120)

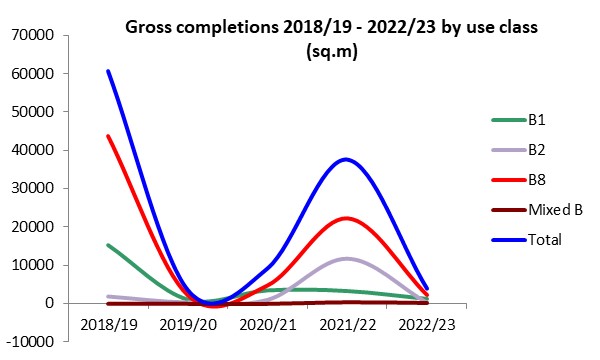
[Section 1: Applications refused during the year to 31 March 2023 150](#_Toc151033121)

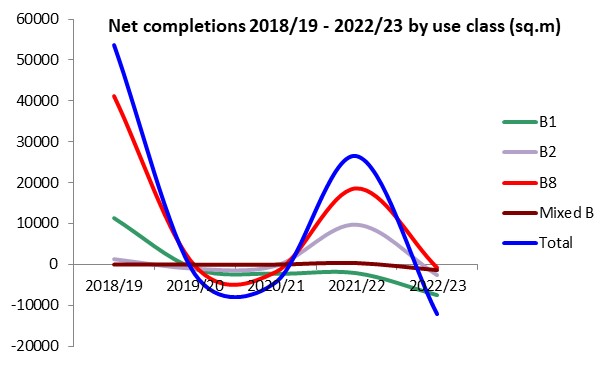
[Section 2: Reasons for refusal; applications refused during the year to 31 March 2023 156](#_Toc151033122)

[6) Medway Local Aggregates Assessment 2022 158](#_Toc151033123)

# 1) Employment Land Availability Tables and Data

## Employment graphs

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****

Net completions of employment land have fallen, and losses outweigh the gains for 2022/23.

There is still a significant amount of development that has planning permission and is either already under construction or not yet started. In total there is 557,082sq.m (net) employment floorspace with planning permission and this is all expected to come forward in the next 15 years (48,502 sq.m) of this is currently already under construction).

## Previously developed land

**Table: Employment land completed 2022/23 on previously developed land (sq.m)**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | B1 gross | B2 gross | B8 gross | Mixed B | Total | Total % |
| Non PDL | 508 | 271 | 0 | 0 | **779** | **20** |
| PDL | 707 | 0 | 2,219 | 200 | **3,126** | **80** |
| Total | **1,215** | **271** | **2,219** | **200** | **3,905** | **100** |

At about 80%, most of the development was completed on Previously Developed Land.

## Floorspace supply

**Table: Total Floorspace (sq. m) supply at 2022/23**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | B1 | B2 | B8 | Mixed B | Total |
| Completed floorspace  2022/23 (net) | -7,539 | -2,698 | -700 | -1,298 | -12,235 |
| Floorspace with planning  permission as at 31/3/2023 (net) | 127,179 | 213,180 | 179,832 | 36,891 | 557,082 |
| Floorspace with planning  permission as at 31/3/2023  (percentage) | 22.8% | 38.3% | 32.3% | 6.6% | 100 |
| Total supply (sq.m) | **119,640** | **210,482** | **179,132** | **35,593** | **544,847** |

## Table 1: B1 - B8 planning consents

*Planning consents valid 1 April 2022* *to 31 March* *2023*

## Section 1: Development completed by 31 March 2023

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

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

***Non town centre***

MC160600 Temple Waterfront Roman Way Strood ROCHESTER Redrow Homes Ltd 4.47 202 0 0 200

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

ME3 8JX

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

ROCHESTER ME1 3QZ

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

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

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

Kingsnorth ROCHESTER ME3 9ND

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

Hempstead GILLINGHAM

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

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

Maritime CHATHAM ME4 3ED

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

ROCHESTER

MC221262 90a Sturdee Avenue GILLINGHAM ME7 2HN Mr George Welsh 0.04 189 0 0 0

MC221498 The Depot Ratcliffe Highway Hoo ROCHESTER Mrs Lynne Rackham 0.83 16 0 0 0

ME3 8QB

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

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

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

MC222108 Court Farm Pilgrims Road Upper Halling Mr Andrew Lingham 0.21 0 0 300 0

ROCHESTER ME2 1HR

MC230153 Global House Priory Road Strood ROCHESTER Hybrid Planning & Development 0.13 0 0 889 0

***Sub-total for Non town centre*** **12.35** **1215** **271** **2219** **200**

**TOTAL** **12.35** **1215** **271** **2219** **200**

Notes. Only consents creating new floorspace are shown.

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

## Section 2: B1 - B8 planning consents not started at 31 March 2023

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

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

***Town centre***

MC211655 Unit 4 Railway Street Business Park Railway Street Mrs A Mattu 0.03 148 0 0 0

GILLINGHAM ME7 1YQ

MC213671 Trafalgar Centre High Street CHATHAM ME4 4AL Terance Butler Real Estates 0.65 195 0 0 0

Developments

**Sub-total for Town centre** **0.68** **343** **0** **0** **0**

***Non town centre***

MC112756 Land at Chatham Docks Pier Road GILLINGHAM Peel Land and Property (Ports 13.37 0 0 0 40516

ME4 4SW no.3) Ltd

MC181878 London Medway Commercial Park Eschol Road Barton Wilmore 1.88 814 0 4812 0

Kingsnorth ROCHESTER ME3 9ND

MC181979 London Medway Commercial Park Eschol Road Goodman 4.00 2396 0 15961 0

Kingsnorth ROCHESTER ME3 9ND

MC191556 Rochester Airport Maidstone Road CHATHAM Regeneration 18.54 23700 76948 0 0

ME1 2XX

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

ROCHESTER

MC193043 Transnordic Vicarage Lane Hoo ROCHESTER Mr MacBain 0.09 638 0 0 0

ME3 9LB

MC20090417 Between Knight Road and Roman Way Strood Lafarge Cement UK 21.79 2998 0 0 6900

ROCHESTER ME2 2BA

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

ROCHESTER ME3 0AE

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

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

GILLINGHAM ME8 0PU

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

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

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

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

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

ROCHESTER ME3 8RF

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

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

MC211383 London Medway Commercial Park James Swallow Miss Molly How Barton Willmore 8.68 2397 603 37515 0

Way Hoo ROCHESTER ME3 9GX

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

MC220475 Hoo Marina Industrial Estate Vicarage Lane Hoo Mr J Carter 0.26 0 0 0 854

ROCHESTER ME3 9LB

MC220969 Priory Road Strood ROCHESTER J.S. Alford RLIBA 7.30 0 0 130 0

MC222131 George Summers Close ROCHESTER Veolia 1.00 300 3784 0 0

MC222990 Airport Works Marconi Way ROCHESTER Cassidy and Ashton Group Ltd 12.50 8465 32028 2871 0

MC230151 Commissioners Road Strood ROCHESTER Synergy Planning and Property 0.10 334 0 0 0

**Sub-total for Non town centre** **246.23** **143889** **213121** **144447** **49011**

**TOTAL** **246.91** **144232** **213121** **144447** **49011**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes. Only permissions creating new floorspace are shown.

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

## Section 3: B1 - B8 development under construction at 31 March 2023

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

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

***Town centre***

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

ME1 1NH Group

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

ME1 1NH

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

MC211895 Chatham Waterfront Globe Lane CHATHAM Hollaway 1.27 299 0 0 0

**Sub-total for Town centre** **25.98** **587** **88** **23** **0**

***Non town centre***

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

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

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

ME3 0AE

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

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

ME5 8TD

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

ME3 8QE

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

Ltd

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

MC213681 Land East of Formby Road Halling ROCHESTER ME2 1AW DHA Planning 0.47 288 0 905 0

MC221603 Thamesport Grain Road Grain ROCHESTER ME3 0EP Hardeep Hunjan Barton Willmore 0.27 0 2686 0 0

now Stantec

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

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

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

MC221762 Rear of 15-17 Cedar Road Strood ROCHESTER Quantity Surveyor Planning 0.09 200 0 0 0

Consultant

MC222084 (MEMS) Beechings Way Twydall GILLINGHAM ME8 6PS Mr David Barker 0.65 633 0 633 0

MC222093 Rear of 15-17 Cedar road Strood ROCHESTER Quantity Surveyor Planning 0.01 34 0 0 0

Consultant

**Sub-total for Non town centre** **35.21** **2791** **5564** **39449** **0**

**TOTAL** **61.19** **3378** **5652** **39472** **0**

Notes Only consents creating new floorspace are shown.

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

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

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

Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2023*(see notes at end of table)*

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

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

***Town centre***

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

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

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

MC220339 259 -261 High Street ROCHESTER ME1 1HQ Goizari NG-Architect -0.12 -780 0 0 0

**Sub-total for Town centre** **-0.59** **-7019** **0** **0** **0**

***Non town centre***

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

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

ME8 8PR

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

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

MC212588 Land Between Roman Way and Knights Road Strood Planning Potential Ltd -4.01 0 -665 0 0

ROCHESTER

MC220475 # Hoo Marina Industrial Estate Vicarage Lane Hoo Mr J Carter -0.26 0 0 0 -1498

ROCHESTER ME3 9LB

MC221434 Anchor Wharf Main Gate Road CHATHAM Baynes and Mitchell Architects -0.09 0 0 -504 0

MC221554 Court Farm Pilgrims Road Upper Halling ROCHESTER Mr Andrew Lingham -0.23 0 0 -47 0

ME2 1HR

MC221762 Rear of 15-17 Cedar Road Strood ROCHESTER Quantity Surveyor Planning Consultant -0.09 -240 0 0 0

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

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

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

MC222084 (MEMS) Beechings Way Twydall GILLINGHAM Mr David Barker -0.65 0 0 -1275 0

ME8 6PS

MC230153 Global House Priory Road Strood ROCHESTER Hybrid Planning & Development -0.13 0 -889 0 0

**Sub-total for Non town centre** **-9.77** **-1735** **-2969** **-2919** **-1498**

**TOTAL** **-10.36** **-8754** **-2969** **-2919** **-1498**

# *Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the*

*demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity*

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

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

## Section 5: Potential loss of B1 - B8 floorspace in planning consents not started at 31 March 2023

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

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

***Town centre***

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

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

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

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

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

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

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

MC211891 82 Jeffery Street GILLINGHAM ME7 1DB Mr B S Khambay -0.14 0 0 -750 0

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

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

MC222971 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service -0.03 -210 0 0 0

**Sub-total for Town centre** **-0.73** **-9166** **0** **-1196** **0**

***Non town centre***

MC112756 Land at Chatham Docks Pier Road GILLINGHAM Peel Land and Property (Ports no.3) Ltd -13.37 0 0 0 -12000

ME4 4SW

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

ME2 4UP

MC192361 Patmans Wharf Upnor Road Upnor ROCHESTER Alan Patman -0.20 0 0 -2632 0

ME2 4UP

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

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

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

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

ROCHESTER

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

ME3 9LB

MC20090417 Lannd Between Knight Road and Roman Way Strood Lafarge Cement UK -21.79 0 -2535 0 0

ROCHESTER ME2 2BA

MC202011 Medway Bridge Marine Manor Lane Borstal Giles Billingsley -0.86 -864 0 -85 0

ROCHESTER

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

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

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

ROCHESTER ME3 8RF

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

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

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

MC212101 Llyods Banking Group Bailey Drive Gillingham Business Ms Rachel Glenister -0.68 -3816 0 0 0

Centre GILLINGHAM ME8 0PZ

MC212219 Waterside Court Maritime Way CHATHAM ME4 4TR Avison Young -1.30 -2902 0 0 0

MC212220 Waterside Court Maritime Way CHATHAM ME4 4TR Avison Young -1.30 -1451 0 0 0

MC212291 BAE Marconi Way ROCHESTER Cassidy + Ahston Group -12.50 0 -2376 0 0

MC212826 Station Approach Halling ROCHESTER Ian Parris -0.01 -88 0 0 0

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

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

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

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

MC213390 58-64 Grove Road Strood ROCHESTER ME2 4BY Kentec Draughting Services Ltd -0.04 0 -76 0 0

MC220116 4 Fox Street GILLINGHAM ME7 1HL Mr O Kocak -0.09 0 0 -174 0

MC220256 Newlands Farm Newlands Farm Road St Mary Hoo Mr K Kelly -0.08 0 -241 0 0

ROCHESTER ME3 8RE

MC220997 33-35 Balmoral Road GILLINGHAM ME7 4PY Mr P Sparks -0.01 -320 0 0 0

MC221433 486 Lower Rainham Road Rainham GILLINGHAM A Wilson -0.10 -165 0 0 0

ME8 7TN

MC221672 3 Mill Road GILLINGHAM ME7 1HL Mr O Kocak -0.02 -43 0 0 0

MC230338 Joinery Workshop Gorst Street GILLINGHAM ME7 4PR Graham Simpkin Planning Ltd -0.03 0 -100 0 0

**Sub-total for Non town centre** **-53.18** **-11265** **-5593** **-2891** **-12120**

**TOTAL** **-53.92** **-20431** **-5593** **-4087** **-12120**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

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

This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of B1 – B8 floorspace.

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

## Section 6: B1 - B8 planning consents expired without development at 31 March 2023

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

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

***Non town centre***

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

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

ROCHESTER ME2 1AW

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

ME3 0EP

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

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

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

Industrial Esate Kingsnorth ROCHESTER ME3 9ND

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

**Sub-total for Non town centre** **10.96** **1924** **13446** **-3402** **0**

***Town centre***

MC161443 82 Jeffery Street GILLINGHAM ME7 1DB Legstone Builders 0.14 0 0 -517 0

MC162445 55 Green Street GILLINGHAM ME7 1AE Mrs Chudna NSA 0.03 -125 0 0 0

MC164235 54C Green Street GILLINGHAM ME7 1XA Mr Brar Goldex Investments Ltd 0.01 0 0 -73 0

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

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

**Sub-total for Town centre** **0.30** **-434** **0** **-590** **0**

**TOTAL** **11.26** **1490** **13446** **-3992** **0**

\* Outline permission

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

Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting.

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

## Section 7: B1 - B8 planning consents excluded at 31 March 2023

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

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

***Town centre***

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

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

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

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

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

*Reason for exclusion:* *Supersed by MC190180*

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

*Reason for exclusion:* *Superseded by MC181503*

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

*Reason for exclusion:* *Superseded by MC192136*

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

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

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

*Reason for exclusion:* *Superseded by MC220339*

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

*Reason for exclusion:* *Superseded by MC201625*

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

*Reason for exclusion:* *superseded by MC202905*

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

CHATHAM *Reason for exclusion:* *Superseded by MC211895*

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

*Reason for exclusion:* *Superseded MC222971*

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

ROCHESTER ME1 *Reason for exclusion:* *See MC103270 for phase 1A Superseded by MC172333*

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

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

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

***Non town centre***

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

CHATHAM ME4 4YY

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

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

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

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

CHATHAM ME4 4YY

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

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

CHATHAM ME4 4YY Two Ltd

*Reason for exclusion:* *Superseded by MC171250*

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

ROCHESTER

*Reason for exclusion:* *Superseded by MC181979*

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

CHATHAM ME4 4QU Investment Corporation Ltd

*Reason for exclusion:* *Superseded by MC165052*

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

ROCHESTER ME2 4HN

*Reason for exclusion:* *Superseded by MC201222*

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

*Reason for exclusion:* *Superseded by MC211220*

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

*Reason for exclusion:* *Superseded by MC193126*

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

CHATHAM ME4 4QU Investment Corporation Ltd

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

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

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

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

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

Lordswood CHATHAM ME5 8TD *Reason for exclusion:* *Superseded by MC183608*

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

Kingsnorth ROCHESTER ME3 9ND *Reason for exclusion:* *Superseded by MC192757*

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

GILLINGHAM ME8 8PR *Reason for exclusion: Superseded by MC192226*

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

*Reason for exclusion:* *Superseded by MC192759*

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

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

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

Way Kingsnorth ROCHESTER ME3 0GX *Reason for exclusion:* *Superseded by MC211383*

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

*Reason for exclusion:* *Superseded by MC200827*

MC192332 # Veolia George Summers Close Frindsbury ROCHESTER Veolia ES ( UK) Ltd 0.03 326 0 0 0

*Reason for exclusion:* *Superseded MC202055*

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

*Reason for exclusion:* *Superseded by MC210446*

MC193158 # Land East of Formby Road Halling ROCHESTER St Andrews Trading Limited 0.47 752 0 431 0

*Reason for exclusion:* *Superseded - MC213681*

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

Rainham GILLINGHAM ME8 8GL *Reason for exclusion:* *Superseded by MC20011342*

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

Rainham GILLINGHAM ME8 8GL *Reason for exclusion:* *Further development unlikely*

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

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

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

MC200612 # Quayside Chatham Maritime CHATHAM ME4 4QU Daniel Rose 0.42 -3065 0 0 0

*Reason for exclusion:* *Superseded by MC212253*

MC20080370 # Kingsnorth Industrial Estate Eshcol Road Hoo Goodman 75.58 11336 90199 0 0

ROCHESTER ME3 9ND *Reason for exclusion:* *All plots have now received reserve matters permissions*

MC202055 # Veolia George Summers Close CHATHAM Veolia ES (UK) Ltd 1.00 202 2893 0 0

*Reason for exclusion:* *Superseded by MC222131*

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

*Reason for exclusion:* *Superseded by MC220116*

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

*Reason for exclusion:* *Prior approval refused*

MC211533 # Land Adj Shamel Business Centre Commissioners J Medhurst 0.10 -368 200 0 0

road Strood ROCHESTER *Reason for exclusion:* *Superseded by MC230151*

MC212292 # BAE Marconi Way ROCHESTER Cassidy + Ashton Group Ltd 12.50 17000 20000 5700 0

*Reason for exclusion:* *Superseded by MC222990*

*# Application superseded,*

*^ Implementation unlikely*

*\*\* Further development unlikely*

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

Where losses have occurred under a superseded number, they will not be recorded again on subsequent applications, in order to avoid double counting.

Permissions identified as superseded will show within the system while the subsequent decision remains valid.

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

## Section 8: B1 - B8 summary statistics; Planning consents valid 1 April 2022 to 31 March 2023

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

**Completions**

Development completed in survey period 1215 271 2219 200

Lost due to redevelopment/reconstruction -8754 -2969 -2919 -1498

**-7539** **-2698** **-700** **-1298**

**Commitments**

Not started 144232 213121 144447 49011

Under construction 3378 5652 39472 0

**(147610)** **(218773)** **(183919)** **(49011)**

-20431 -5593 -4087 -12120

Potential losses

**127179** **213180** **179832** **36891**

**Exclusions**

Expired 1490 13446 -3992 0

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

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

Medway Council published an interim Land Availability Assessment (LAA) in September 2023. The LAA supersedes previous iterations of the Strategic Land Availability Assessment, last published in December 2019. The 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. The 2024 AMR will be consistent with the LAA. For more information please visit:

[https://www.medway.gov.uk/info/200542/medway\_local\_plan\_2040/1686/call\_for\_sites](https://www.medway.gov.uk/info/200542/medway_local_plan_2040/1686/call_for_sites" \o "link to Land Availability Assessment)

## Section 10: Industrial Estates and Business Parks

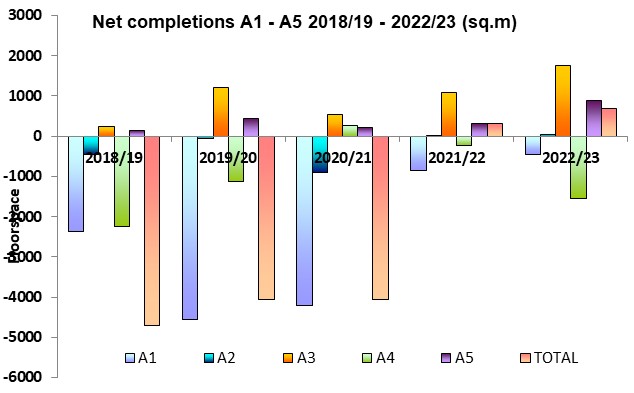
Within Medway most industrial activities/businesses are to be found within the following estates. Further employment and retail uses are planned within various development briefs and areas where there are policy commitments (*these are detailed in the tables above*).

In preparation for the new Local Plan - an Employment Land Study was undertaken, the findings are listed below.

|  |  |  |  |
| --- | --- | --- | --- |
| Site Name | Site Area | Dominant Use Class | Predominant Stock Quality |
| Gads Hill, Gillingham | 3.8 | B2 | Good |
| Ballard Business Park, Strood | 1.67 | A1, B2 | Good |
| Second Avenue, Chatham | 5.31 | B1, B8, D1, D2 | Mixed |
| Hopewell Drive, Chatham | 3.83 | B1, B2, B8 | Mixed |
| Formby Road, Halling | 28.7 | B2 | Good |
| Bridgewood Business Park, Rochester | 3.74 | B8 | Good |
| Elm Court Industrial Estate, Gillingham | 3.53 | A1, B8 (Small proportion  B1 and B2), D2 | Good |
| Bloors Lane | 0.69 | B1 | Good |
| 2-10 Cuxton Road, Strood | 3.34 | B1 | Good |
| Temple Industrial Estate, Strood | 38.18 | B8 | Good |
| Medway Valley Park Industrial Estate, Strood | 5.72 | B2, B8 | Good |
| Jenkins Dale, Chatham | 1.09 | B1 (small proportion of  B2 and B8) | Good |
| Cuxton Industrial Estate, Cuxton | 0.9 | B1, B2, B8 | Good |
| Site Name | **Site Area** | **Dominant Use Class** | **Predominant Stock Quality** |
| Fenn Street Industrial Estate, Hoo | 1.78 | B1, B2, B8 | Good |
| Castle View, Rochester | 0.71 | B1, B2, B8 | Good |
| Hoo Industrial Estate, Hoo | 7.5 | B1, B2, B8 | Mixed |
| Otterham Quay Lane, Rainham | 4.46 | B8 | Good |
| Canterbury Lane, Rainham | 1.68 | B1 | Good |
| Fort Horsted | 5.43 | B1 | Good |
| Railway Street Industrial Estate, Gillingham | 1.46 | B1 | Good |
| Commercial Road, Strood | 1.12 | B1, B2, B8 | Mixed |
| Lordswood Industrial Estate, Chatham | 8.76 | B1, B2, B8 | Good |
| Thameside Industrial Estate, Cliffe | 10.5 | B8 | Poor |
| Rochester Airfield Estate, Rochester | 19 | B1, B2 | Good |
| Innovation Centre, Maidstone Road, Chatham | 2 | B1 | Good |
| Kingsnorth Industrial Estate, Hoo | 131 | B1, B2 | Good |
| Isle of Grain | 261 | B1, B2 | Good |
| Gillingham Business Park, Gillingham | 59 | B1, B2, B8 | Good |
| Courteney Road, Gillingham | 22.09 | B1, B2, B8 | Good |
| Beechings Way Industrial Estate | 9.22 | B1, B2, A, D | Good |
| Lower Twydall Lane, Gillingham | 0.48 | B1, B2 | Good |
| Medway City Estate, Frindsbury | 99 | B1, B2, B8 | Good to  Average |
| Chatham Maritime, Chatham | 58.2 | B1 | Good |
| Site Name | **Site Area** | **Dominant Use Class** | **Predominant Stock Quality** |
| Historic Dockyard, Chatham | 26.5 | B1, B2, B8 | Good |
| Chatham Port, Chatham/Gillingham | 12.7 | B1, B2, B8 | Good |
| Pier Road, Gillingham | 55.3 | B1, B2, B8 | Mixed |

# 2) Retail Land Availability Tables and Data

## Retail net completions



For the year 2022/23 the total gain of overall retail floorspace outweighs the losses, this continues the positive trend seen in 2021/22. There have been continued net gains in floor space in most of the retail classes.  
  
The new Lidl site at Medway Road was completed this year and provided positive gains in floor space for the retail class A1 with gains of 1,669 sq.m.

## Table 2: A1 - A5 planning consents

**Planning consents valid 1 April 2022 to 31 March 2023**

## Section 1: Development completed by 31 March 2023

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

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

***Town centre***

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

Ltd

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

MC221026 44 High Street ROCHESTER ME1 1LD Wolfe & Castle 0.02 19 0 0 19 0

MC221124 89-93 High Street Rainham GILLINGHAM ME8 7HS Mr Jamie Clark 0.02 0 0 93 0 94

MC221424 74 High Street GILLINGHAM ME7 1AY Ms Sukkanya White 0.01 69 0 0 0 68

***Sub-total for Town centre*** **0.08** **88** **158** **133** **19** **202**

***Non town centre***

MC160600 Temple Waterfront Roman Way Strood ROCHESTER Redrow Homes Ltd 4.47 202 0 202 202 202

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

MC192814 St Andrews Lake Formby Road Halling ROCHESTER DHA Planning 55.00 523 0 651 0 0

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

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

Drive GILLINGHAM ME7 3PD

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

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

MC201127 Hempstead Valley Shopping Centre Hempstead Valley BAPY Ltd 3.10 277 277 277 277 0

Drive Hempstead GILLINGHAM ME7 3PD

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

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

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

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

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

MC211502 117 Watling Street GILLINGHAM ME7 2YX Mr Ramazan Cetinkaya 0.01 0 0 0 0 54

MC220124 19 Twydall Green GILLINGHAM ME8 6JY John Alford 0.01 0 0 53 0 53

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

limited

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

CHATHAM ME4 3ED

MC220299 28 Richmond Road GILLINGHAM ME7 1LN Mr Balasubramaniam Sasikaran 0.01 60 0 0 0 0

MC220527 13 Ordnance Terrace CHATHAM ME4 6PS Mr Ali Capar 0.01 12 0 0 0 0

MC221032 Allhallows Caravan Park Avery Way Allhallows Miss Tara Johnston 0.02 0 0 58 0 59

ROCHESTER ME3 9QD

MC221554 Court Farm Pilgrims Road Upper Halling ROCHESTER Mr Andrew Lingham 0.23 47 0 0 0 0

ME2 1HR

MC222426 Lordswood Ten Pin Bowling and Snooker Centre MJB Architectural services Ltd 0.13 0 0 244 0 0

Newton Close Lordswood CHATHAM

***Sub-total for Non town centre*** **65.46** **2902** **362** **1735** **479** **692**

**TOTAL** **65.55** **2990** **520** **1868** **498** **894**

Note: Only consents creating new floorspace are shown.

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

## Section 2: A1 - A5 planning consents not started at 31 March 2023

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

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

***Town centre***

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

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

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

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

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

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

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

MC213518 310a High Street CHATHAM ME4 4NR Delman Mahmoud 0.01 0 0 0 0 71

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

MC213671 Trafalgar Centre High Street CHATHAM ME4 4AL Terance Butler Real Estates 0.65 42 42 42 0 0

Developments

MC220108 High Street Strood ROCHESTER ME2 4AR P R Architecture 0.03 108 0 38 0 0

MC220444 Railway Street CHATHAM ME4 4JL Rayner Davies Architects 0.01 0 0 16 0 0

MC220480 70-76 high Street Strood ROCHESTER ME2 4AB Arcci Designs 0.02 0 0 0 0 119

MC220514 74 High Street CHATHAM ME4 4DS Clay Architecture 0.02 0 0 127 0 0

MC220554 172a High Street CHATHAM ME1 1EX Bucknall Design 0.01 0 0 81 0 0

MC220618 84a High Street Strood ROCHESTER ME2 4AR Architecture & Interior Design Ltd 0.01 0 0 108 0 0

MC220750 33 Station Road Rainham GILLINGHAM ME8 7RS Tracy O'Toole 0.02 19 0 0 0 0

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

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

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

MC221200 13-17 North Street Strood ROCHESTER ME2 4SL Architecture Design Ltd 0.05 47 0 0 0 0

MC222350 86 High Street CHATHAM ME4 4DS Synergy Planning & Property 0.01 5 14 0 0 0

MC222764 102 High Street Strood ROCHESTER ME2 4TS Tanvi Paul 0.01 0 0 0 0 61

MC222936 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service 0.03 275 0 0 0 0

MC222954 3 College Yard ROCHESTER ME1 1LB Concept one Architecture 0.01 0 0 44 0 0

MC230163 4 North Street Strood ROCHESTER Synergy Planning & Property 0.03 0 61 71 0 0

**Sub-total for Town centre** **1.51** **1356** **201** **985** **224** **811**

***Non town centre***

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

no.3) Ltd

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

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

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

ME2 1AW Development

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

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

Drive Hempstead GILLINGHAM ME7 3PD

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

MC20090417 Between Knight Road and Roman Way Strood Lafarge Cement UK 21.79 248 0 248 248 248

ROCHESTER ME2 2BA

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

MC202011 Manor Lane Borstal ROCHESTER Giles Billingsley 0.86 0 33 135 0 0

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

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

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

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

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

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

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

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

MC211796 68 Bush Road Cuxton ROCHESTER ME2 1EY Mohammed Niaz 0.03 0 0 0 0 58

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

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

ROCHESTER

MC213023 Former Machine Shop 8 Chatham Maritime CHATHAM Covell Matthews Architects Ltd 0.27 325 0 836 0 0

MC213390 58-64 Grove Road Strood ROCHESTER ME2 4BY Kentec Draughting Services Ltd 0.04 0 0 76 0 0

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

MC220458 Dockside Outlet Centre Maritime Way CHATHAM Covell Matthews 0.05 0 0 182 0 0

MC220687 Site at the former Medway Fire Station Watling Street Mr Nick Dunigan 0.32 240 0 126 0 0

GILLINGHAM ME5 7HQ

MC220886 76 Commercial Road Strood ROCHESTER Planware Limited 0.22 0 0 0 0 29

MC220971 Main Road Cooling Road Cooling ROCHESTER Mr Kevin Boyle 0.12 0 0 0 69 0

ME3 8DJ

**Sub-total for Non town centre** **92.10** **2581** **1623** **2209** **336** **1661**

**TOTAL** **93.61** **3937** **1824** **3194** **560** **2472**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes: Only permissions creating new floorspace are shown.

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

## Section 3: A1 - A5 development under construction at 31 March 2023

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

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

***Town centre***

MC151913 Batchelor Street CHATHAM Mr Mumtaz Zaan 0.02 68 0 0 0 0

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

ME1 1NH Group

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

ME1 1NH

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

MC210503 39 Railway Street CHATHAM ME4 4RH M Panesar 0.03 70 0 0 0 0

MC211895 Chatham Waterfront Globe Lane CHATHAM Hollaway 1.27 0 0 298 298 0

MC221525 42 High Street CHATHAM ME4 4DS JCD Architectural Consultant 0.01 101 0 0 0 0

**Sub-total for Town centre** **26.18** **985** **200** **844** **498** **0**

***Non town centre***

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

CHATHAM ME4 3SG

MC143158 8 London Road Strood ROCHESTER ME2 3HT Mr R Singh 0.11 0 0 260 0 0

MC150081 Former Kitchener Barracks Dock Road CHATHAM J G Chatham Ltd 4.77 178 178 179 0 0

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

ME3 0AE

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

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

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

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

ME3 9QW

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

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

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

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

GILLINGHAM ME7 3JQ

MC220828 Former Splashes Leisure Centre Bloors Lane Rainham Mr Bob Dimond 0.15 0 0 93 0 0

GILLINGHAM ME8 7EG

**Sub-total for Non town centre** **24.54** **1235** **178** **841** **0** **40**

**TOTAL** **50.72** **2220** **378** **1685** **498** **40**

Notes.

Only consents creating new floorspace are shown.

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

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

Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2023*(see notes at end of table)*

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

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

***Town centre***

MC211614 9 High Street Strood ROCHESTER ME2 4AB P Gillard -0.02 0 0 0 -151 0

MC212271 209-217 High Street ROCHESTER ME1 1HB DWD LLP -0.15 -901 0 0 0 0

MC212861 170 High Street GILLINGHAM ME7 1AJ Mr Tim Waters -0.03 0 0 0 -154 0

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

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

MC220871 177 High Street ROCHESTER ME1 1EH Radon86 LTD -0.01 -91 0 0 0 0

MC220956 144 High Street ROCHESTER ME1 1ER Colin Stone -0.02 -65 0 0 0 0

MC221026 44 High Street ROCHESTER ME1 1LD Wolfe & Castle -0.02 -38 0 0 0 0

MC221124 89-93 High Street Rainham GILLINGHAM ME8 7HS Mr Jamie Clark -0.02 0 -187 0 0 0

MC221525 42 High Street CHATHAM ME4 4DS JCD Architectural Consultant -0.01 0 0 -101 0 0

MC221594 81 High Street CHATHAM ME4 4EE Narco -0.09 0 -55 0 0 0

MC222080 329 High Street ROCHESTER ME1 1DA Martin Jenkins Ltd -0.01 -24 0 0 0 0

**Sub-total for Town centre** **-0.41** **-1296** **-242** **-101** **-305** **0**

***Non town centre***

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

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

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

***Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss*** ***Page 1 of 3***

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

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

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

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

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

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

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

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

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

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

ROCHESTER ME3 9RT

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

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

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

ME3 9QW

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

GILLINGHAM ME7 3JQ

MC220124 19 Twydall Green GILLINGHAM ME8 6JY John Alford -0.01 -100 0 0 0 0

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

Maritime CHATHAM ME4 3ED

MC220803 53 Capstone Road Lordswood CHATHAM ME5 7PU Mr Plumley -0.07 0 0 0 -197 0

MC221262 90a Sturdee Avenue GILLINGHAM ME7 2HN Mr George Welsh -0.04 -229 0 0 0 0

***Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss*** ***Page 2 of 3***

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

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

MC221393 29 Balmoral Road GILLINGHAM ME7 4PY Mr Jack Harley DHA Planning -0.03 0 -239 0 0 0

**Sub-total for Non town centre** **-4.85** **-2146** **-239** **0** **-1742** **0**

**TOTAL** **-5.26** **-3442** **-481** **-101** **-2047** **0**

*# Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the*

*demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.*

Notes.

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

This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include

redevelopment/reconstruction/change of use whether or not new floorspace has been created.

Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed or the development under construction table.

***Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss*** ***Page 3 of 3***

## Section 5: Potential loss of A1 - A5 floorspace in planning consents not started at 31 March 2023

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

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

***Town centre***

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

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

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

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

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

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

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

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

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

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

MC213518 310a High Street CHATHAM ME4 4NR Delman Mahmoud -0.01 -71 0 0 0 0

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

MC213671 Trafalgar Centre High Street CHATHAM ME4 4AL Terance Butler Real Estates -0.65 -1200 0 0 0 0

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

MC220444 6&8 Railway Street CHATHAM ME4 4JL Rayner Davies Architects -0.01 -16 0 0 0 0

Developments

MC220480 7 high Street Strood ROCHESTER ME2 4AB Arcci Designs -0.02 -119 0 0 0 0

***Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started*** ***Page 1 of 3***

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

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

MC220514 74 High Street CHATHAM ME4 4DS Clay Architecture -0.02 0 0 -366 0 0

MC220618 84a High Street Strood ROCHESTER ME2 4AR Architecture & Interior Design Ltd -0.01 -108 0 0 0 0

MC221091 105-107 High Street GILLINGHAM ME7 1BL Ganco Holdings Ltd -0.03 -40 0 0 0 0

MC221288 380 High Street CHATHAM ME4 4NP Barron Edwards Ltd -0.10 0 0 0 -94 0

MC222350 86 High Street CHATHAM ME4 4DS Synergy Planning & Property -0.01 -140 0 0 0 0

MC222609 346C High Street CHATHAM ME4 4NP Building Drawings -0.01 -50 0 0 0 0

MC222764 102 High Street Strood ROCHESTER ME2 4TS Tanvi Paul -0.01 0 -61 0 0 0

MC222936 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service -0.03 0 -275 0 0 0

MC230163 4 North Street Strood ROCHESTER Synergy Planning & Property -0.03 0 0 -132 0 0

**Sub-total for Town centre** **-1.36** **-2864** **-385** **-815** **-218** **0**

***Non town centre***

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

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

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

Vallley Drive Hempstead GILLINGHAM ME7 3PD

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

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

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

ROCHESTER

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

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

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

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

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

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

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

MC211796 68 Bush Road Cuxton ROCHESTER ME2 1EY Mohammed Niaz -0.03 -58 0 0 0 0

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

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

CHATHAM ME5 7DP

MC220742 92 Canterbury Street GILLINGHAM ME7 5UF Mr Daniel Hardman 0.00 -26 0 0 0 0

MC221485 2 Hothfield Road Rainham GILLINGHAM ME8 8BJ Mr N Miah -0.01 -55 0 0 0 0

MC222604 9 Mill Road GILLINGHAM ME7 1HL Mr Dervis Konuralp -0.02 0 0 -134 0 0

MC230005 30 Star Hill ROCHESTER ME1 1XB Wyndham Jordan Architects -0.02 0 -188 0 0 0

**Sub-total for Non town centre** **-1.33** **-1348** **-527** **-306** **-243** **0**

**TOTAL** **-2.69** **-4212** **-912** **-1121** **-461** **0**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

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

This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of A1 – A5 floorspace.

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

## Section 6: A1 - A5 planning consents expired without development at 31 March 2023

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

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

***Town centre***

MC180122 5 High Street Strood ROCHESTER ME2 4AB Karsons Pharmacy 0.04 -133 0 117 0 16

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

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

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

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

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

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

**Sub-total for Town centre** **0.32** **-479** **-715** **463** **0** **16**

***Non town centre***

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

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

MC183487 14-16 Luton Road Luton CHATHAM ME4 5AA Ms Matthews 0.02 41 -283 0 0 0

MC190112 18 High Street Brompton GILLINGHAM ME7 5AQ Rockingham Design Partnership 0.03 80 0 0 -128 0

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

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

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

**Sub-total for Non town centre** **0.19** **-30** **-244** **-100** **-128** **60**

**TOTAL** **0.51** **-509** **-959** **363** **-128** **76**

\* Outline permission

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

Negative figures indicate an intended loss of floorspace which is now clawed back due to the consent having expired.

***Table 2, Section 6: A1 - A5 planning consents expired without development Page 1 of 1***

## Section 7: A1 - A5 planning consents excluded at 31 March 2023

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

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

***Town centre***

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

*Corporation Street ROCHESTER ME1 1FH Reason for exclusion: Superseded by development brief see MC20042030 Superseded by MC172333*

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

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

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

*Reason for exclusion:* *Superseded by MC192211*

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

*Reason for exclusion:* *Implementation unlikely*

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

*Reason for exclusion:* *Implementation unlikely*

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

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

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

*Reason for exclusion:* *Superseded by MC192136*

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

*Reason for exclusion:* *Superseded by MC202901*

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

CHATHAM

*Reason for exclusion:* *Superseded by MC211895*

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

*Reason for exclusion:* *Superseded by MC203268*

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

*Reason for exclusion:* *Superseded by MC203287*

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

*Reason for exclusion:* *Superseded by MC222936*

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

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

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

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

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

MC202282 # 86 High Street CHATHAM ME4 4DS P Bello 0.01 -135 0 0 0 0

*Reason for exclusion:* *Superseded by MC222350*

***Non town centre***

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

*Reason for exclusion:* *Superseded by MC172261*

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

*Reason for exclusion:* *Superseded by MC151014*

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

*Reason for exclusion:* *Superseded by MC180994*

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

CHATHAM ME4 4YY Two Ltd

*Reason for exclusion:* *Superseded by MC171250*

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

*Reason for exclusion:* *Further development unlikely*

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

Maritime CHATHAM ME4 3ED Management Ltd

*Reason for exclusion:* *Superseded by MC172089*

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

*Reason for exclusion:* *Superseded by MC181666*

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

*Reason for exclusion:* *Superseded by MC193126*

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

CHATHAM ME4 3ED Ltd *Reason for exclusion:* *MC220458 permitted April 2022*

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

*Reason for exclusion:* *Superseded by MC174128*

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

*Reason for exclusion:* *Superseded by MC212512*

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

*Reason for exclusion:* *Further development unlikely*

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

*Reason for exclusion:* *Superseded by MC190575*

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

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

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

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

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

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

*Reason for exclusion:* *Superseded by MC191967*

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

ROCHESTER ME3 9RT *Reason for exclusion:* *Superseded by MC210192*

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

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

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

*Reason for exclusion:* *Superseded by MC201318*

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

*Reason for exclusion:* *Superseded by MC192342*

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

*Reason for exclusion:* *Superseded by MC201431*

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

ME7 1NY *Reason for exclusion:* *Superseded by MC213681*

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

*Reason for exclusion:* *Superseded by MC203077*

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

*Reason for exclusion:Superseded by MC213311*

MC202167 # 68 Bush Road Cuxton ROCHESTER ME2 1EY Mr Dhillion 0.01 43 0 0 0 0

*Reason for exclusion:* *Superseded by MC211796 Allowed on Appeal*

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

*Reason for exclusion:* *Superseded by MC202973*

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

*Reason for exclusion:* *Superseded by MC203315*

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

*Reason for exclusion:* *Prior notification not permitted*

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

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

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

MC220706 # 29 Balmoral Road GILLINGHAM Mr Jack Harley DHA Planning 0.03 0 -239 0 0 0

ME7 4PY *Reason for exclusion: Supersed by MC221393*

*# Application superseded*

*^ Implementation unlikely*

*\*\* Further development unlikely*

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

Permissions identified as superseded will show within the system while the subsequent decision remains valid.

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

## Section 8: A1 - A5 summary statistics; Planning consents valid 1 April 2022 to 31 March 2023

***A1 (sq.m.)*** ***A2 (sq.m.)*** ***A3 (sq.m.)*** ***A4 (sq.m.)*** ***A5 (sq.m.)***

**Completions**

Development completed in survey period 2990 520 1868 498 894

Lost due to redevelopment/reconstruction -3442 -481 -101 -2047 0

**-452** **39** **1767** **-1549** **894**

**Commitments**

Not started 3937 1824 3194 560 2472

Under construction 2220 378 1685 498 40

**(6157)** **(2202)** **(4879)** **(1058)** **(2512)**

Potential losses -4212 -912 -1121 -461 0

**1945** **1290** **3758** **597** **2512**

**Exclusions**

Expired -509 -959 363 -128 76

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

# 3) Other Commercial and Leisure Tables and Data

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

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Year | Student Accommodation  floorspace (SG sq.m) | Net additional Student  Rooms | Net additional  Elderly Person  Rooms (C2) | Net additional childrens home rooms (C2) | Net supported living rooms (C2) | TOTAL Net  C2 rooms |
| 2018-19 | 0 | 0 | -3 | 0 | 0 | -3 |
| 2019-20 | 1,660 | 63 | 39 | 0 | 0 | 39 |
| 2020-21 | 0 | 0 | -22 | 0 | 0 | -22 |
| 2021-22 | 1,059 | 23 | 16 | 8 | 7 | 31 |
| 2022-23 | 0 | 0 | -7 | 12 | 0 | 5 |
| Total | **2,719** | **86** | **23** | **20** | **7** | **50** |

It is expected that a further 138 net elderly care home rooms and 128 student accommodation bedrooms will be completed within the next 5 years.

## Table 3: Other commercial and leisure planning consents

**Planning consents valid 1 April 2022 to 31 March 2023**

## Section 1: Development completed by 31 March 2023

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

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

***Town centre***

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

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

MC220713 Morrisons Supermarket Knights Road Strood ROCHESTER Whittham Cox Architects 0.23 0 0 0 0 0 15 0

MC220871 177 High Street ROCHESTER ME1 1EH Radon86 LTD 0.01 0 0 0 0 0 91 0

MC221594 81 High Street CHATHAM ME4 4EE Narco 0.09 0 0 0 55 0 0 0

MC222080 329 High Street ROCHESTER ME1 1DA Martin Jenkins Ltd 0.01 0 0 0 24 0 0 0

***Sub-total for Town centre*** **0.40** **0** **0** **0** **619** **0** **194** **0**

***Non town centre***

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

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

ROCHESTER

MC182505 Rochester Airport Maidstone Road CHATHAM Mr Britten 0.36 0 0 0 0 0 0 579

ME5 9SD

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

ME3 8JX

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

ROCHESTER ME3 9QD

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

MC192814 St Andrew Lake Formby Road Halling ROCHESTER DHA Planning 55.00 20 0 0 179 0 0 0

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

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

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

MC201127 Hempstead Valley Shopping Centre Hempstead Valley BAPY Ltd 3.10 0 0 0 96 2005 97 0

Drive Hempstead GILLINGHAM ME7 3PD

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

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

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

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

MC212643 42 New Road CHATHAM ME4 4QR Mrs B Hardinge 0.03 0 0 0 0 0 162 0

MC213245 224 Nelson Road GILLINGHAM ME7 4LU Mr Adrian Rowe 0.01 0 4 0 0 0 0 0

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

MC213383 1 Royal Eagle Close ROCHESTER Kingsley Smith Associates LLP 0.10 0 0 0 0 774 0 0

ME2 4NF

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

CHATHAM ME4 3ED

MC220732 62 Archbishops Crescent GILLINGHAM ME7 2WL Mrs Lola Aluko 0.01 0 4 0 0 0 0 0

MC221869 Neighbourhood Centre Princes Avenue Walderslade Peacock+Smith 0.20 0 0 0 0 0 28 0

CHATHAM

MC222426 Lordswood Ten Pin Bowling and Snooker Centre MJB Architectural services Ltd 0.13 0 0 0 0 688 0 0

Newton Close Lordswood CHATHAM

***Sub-total for Non town centre*** **66.39** **20** **12** **0** **831** **6425** **541** **619**

**TOTAL** **66.80** **20** **12** **0** **1450** **6425** **735** **619**

Notes. Only consents creating new floorspace are shown.

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

## Section 2: Other commercial and leisure planning consents not started at 31 March 2023

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

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

***Town centre***

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

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

MC212023 Strood Yatch Club Knight Road Strood ROCHESTER Martin Wheeler 0.52 0 0 0 0 276 0 0

MC213671 Trafalgar Centre High Street CHATHAM ME4 4AL Terance Butler Real Estates 0.65 0 0 0 185 41 0 0

Developments

MC222350 86 High Street CHATHAM ME4 4DS Synergy Planning & Property 0.01 0 0 0 121 0 0 0

MC230165 269 High street CHATHAM ME4 4BN Mason Carey 0.01 0 0 0 0 0 110 0

**Sub-total for Town centre** **1.36** **100** **0** **0** **306** **317** **758** **0**

***Non town centre***

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

no.3) Ltd

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

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

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

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

ROCHESTER ME3 9QD

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

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

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

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

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

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

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

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

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

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

ROCHESTER

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

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

Strood ROCHESTER ME2 2BA

MC20090961 Combined Cycle Gas Turbine Power Station Damhead Scottish Power (DCL) Ltd 23.80 0 0 0 0 0 0 8925

Creek Eschol Road Kingsnorth ROCHESTER ME3 9ND

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

(Developments) Limited

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

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

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

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

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

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

CHATHAM

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

ROCHESTER

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

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

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

MC210993 22-32 Canterbury Street GILLINGHAM ME7 5TX Mr Joe Selby 0.08 0 0 0 42 40 0 0

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

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

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

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

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

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

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

MC213023 Former Machine Shop 8 Chatham Maritime CHATHAM Covell Matthews Architects Ltd 0.27 0 0 0 1068 627 1068 0

MC213652 Snodhurst Bottom Walderslade Road Walderslade Mr Segun Kingsley 0.45 0 0 0 0 1585 0 0

CHATHAM ME5 0LU

MC220385 16 Chester Road GILLINGHAM ME7 4AF Julie Meehan 0.02 0 0 0 0 0 15 0

MC220517 3 Marsh Lane Cliffe ROCHESTER ME3 7UQ Lacy Wilson 0.01 0 0 0 0 0 7 0

MC220742 92 Canterbury Street GILLINGHAM ME7 5UF Mr Daniel Hardman 0.00 0 0 0 0 0 26 0

MC220971 Horseshoe & Castle Main Road Cooling Road Cooling Mr Kevin Boyle 0.12 2 0 0 0 0 0 0

ROCHESTER ME3 8DJ

MC221076 45 Maidstone Road CHATHAM ME4 6DP Mr T Paramasivam 0.02 0 0 0 0 0 596 0

MC221379 1 and 3 Canal Road Strood ROCHESTER ME2 4DR Esmerald Pavdeja 0.04 0 0 0 0 0 73 0

MC221740 39 Maidstone Road CHATHAM ME4 6DP Mr B Rose 0.13 0 7 0 0 0 0 0

MC221983 Gillingham Golf Club Woodlands Road GILLINGHAM Dan Butler 3.00 0 0 0 0 90 0 0

ME7 2AP

MC222050 Westfield Town Road Cliffe Woods ROCHESTER Kentec Draughting Services Ltd 0.05 0 0 0 0 0 31 0

MC222593 Willow Place High Street Grain ROCHESTER ME3 0BS Nirvana Care and Support Hubs 1.00 0 3 0 0 0 0 0

Nathan Glazier

**Sub-total for Non town centre** **156.04** **218** **32** **0** **28068** **32473** **26445** **39492**

**TOTAL** **157.40** **318** **32** **0** **28374** **32790** **27203** **39492**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes: Only permissions creating new floorspace are shown.

## Section 3: Other commercial and leisure development under construction at 31 March 2023

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

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

***Town centre***

MC130102 Croneens Car Park Railway Street GILLINGHAM ME7 1YQ Kent Muslim Welfare Association 0.28 0 0 0 3858 0 0 0

MC151913 18-20 Batchelor Street CHATHAM Mr Mumtaz Zaan 0.02 0 0 0 0 0 1015 0

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

ME1 1NH Hyde Group

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

ME1 1NH

MC212271 209-217 High Street ROCHESTER ME1 1HB DWD LLP 0.15 0 0 0 0 0 3195 0

**Sub-total for Town centre** **25.15** **81** **0** **0** **4408** **287** **4210** **0**

***Non town centre***

MC143158 8 London Road Strood ROCHESTER ME2 3HT Mr R Singh 0.11 15 0 0 0 0 0 0

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

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

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

CHATHAM

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

MC191798 Sally Port Gardens Brompton GILLINGHAM GBS Architects 0.31 0 0 0 0 400 0 0

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

Lordswood CHATHAM

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

ME1 1DS

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

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

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

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

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

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

MC210674 26-28 Hoath Lane Wigmore GILLINGHAM ME8 0SW NL Property Limited and Oakland 0.37 0 72 0 0 0 0 0

Care

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

MC211825 National Grid LNG Terminal Grain Road Grain Mr Damien Heylen 1.73 0 0 0 0 0 0 1582

ROCHESTER ME3 0AB

MC213014 Land at Gillingham Gate Road GILLINGHAM ME4 4FQ Montpelier Estates and Peel L&P 0.28 0 75 0 0 0 0 0

Developments Limited

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

ROCHESTER ME3 9AE

MC220828 Former Splashes Leisure Centre Bloors Lane Rainham Mr Bob Dimond 0.15 0 0 0 0 2868 0 0

GILLINGHAM ME8 7EG

MC221434 Anchor Wharf Main Gate Road CHATHAM Baynes and Mitchell Architects 0.09 0 0 0 504 0 0 0

MC222386 28 St Georges Road GILLINGHAM ME7 1JG Mr T Edgar 0.02 0 0 0 0 0 182 0

**Sub-total for Non town centre** **37.29** **15** **237** **0** **1112** **3607** **5522** **1582**

**TOTAL** **62.44** **96** **237** **0** **5520** **3894** **9732** **1582**

Notes. Only consents creating new floorspace are shown.

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

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

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

**due to reconstruction/redevelopment during the year to 31 March 2023**

(see notes at end of table)

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

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

***Town centre***

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

MC212271 209-217 High Street ROCHESTER ME1 1HB DWD LLP -0.15 0 0 0 0 0 -901 0

MC221424 74 High Street GILLINGHAM ME7 1AY Ms Sukkanya White -0.01 0 0 0 0 0 -137 0

**Sub-total for Town centre** **-0.19** **0** **0** **0** **0** **0** **-1193** **0**

***Non town centre***

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

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

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

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

MC211502 117 Watling Street GILLINGHAM ME7 2YX Mr Ramazan Cetinkaya -0.01 0 0 0 -54 0 0 0

MC213383 1 Royal Eagle Close ROCHESTER ME2 4NF Kingsley Smith Associates LLP -0.10 0 0 0 0 0 0 -774

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

MC220299 28 Richmond Road GILLINGHAM ME7 1LN Mr Balasubramaniam -0.01 0 0 0 -60 0 0 0

Sasikaran

MC220501 204 Maidstone Road CHATHAM ME4 6HS Avinash Tiwari -0.03 -11 0 0 0 0 0 0

MC222426 Lordswood Ten Pin Bowling & Snooker Centre MJB Architectural -0.13 0 0 0 0 -932 0 0

Newton Close Lordswood CHATHAM services Ltd

**Sub-total for Non town centre** **-4.36** **-11** **-7** **0** **-231** **-932** **-1080** **-774**

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

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

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

**TOTAL** **-4.55** **-11** **-7** **0** **-231** **-932** **-2273** **-774**

*# Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the*

*demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.*

Notes.

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

This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include

redevelopment/reconstruction/change of use whether or not new floorspace has been created.

Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed or the development under construction table.

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

## Section 5: Potential loss of other commercial and leisure floorspace in planning consents

**not started at 31 March 2023**

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

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

***Town centre***

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

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

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

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

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

MC220108 70-76 High Street Strood ROCHESTER ME2 4AR P R Architecture -0.03 0 0 0 0 0 -105 0

MC221992 Unit 2 East Row ROCHESTER ME1 1XH ITO Lab -0.01 0 0 0 0 0 -70 0

MC230165 269 High street CHATHAM ME4 4BN Mason Carey -0.01 0 0 0 0 -110 0 0

**Sub-total for Town centre** **-0.71** **0** **0** **0** **-476** **-815** **-817** **0**

***Non town centre***

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

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

ROCHESTER

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

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

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

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

CHATHAM

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

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

***Table 3, Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started*** ***Page 1 of 4***

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

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

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

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

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

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

MC213652 Snodhurst Bottom Walderslade Road Walderslade Mr Segun Kingsley -0.45 0 0 0 -1585 0 0 0

CHATHAM ME5 0LU

MC220116 4 Fox Street GILLINGHAM ME7 1HL Mr O Kocak -0.09 0 0 0 0 0 -453 0

MC221076 45 Maidstone Road CHATHAM ME4 6DP Mr T Paramasivam -0.02 0 -16 0 0 0 0 0

MC222240 33 High Dewar Road Rainham GILLINGHAM ME8 8DN Mr Gurdev Doklu -0.06 0 0 0 0 0 -163 0

**Sub-total for Non town centre** **-11.45** **-7** **-16** **0** **-1925** **-1673** **-1902** **-1819**

**TOTAL** **-12.16** **-7** **-16** **0** **-2401** **-2488** **-2719** **-1819**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

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

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

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

## Section 6: Other commercial and leisure planning consents expired without development

**at 31 March 2023**

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

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

***Town centre***

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

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

**Sub-total for Town centre** **0.17** **0** **0** **0** **180** **0** **-233** **0**

***Non town centre***

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

GILLINGHAM ME7 5HB

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

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

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

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

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

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

MC200381 Riverside Medical Practise Ferry Road Halling Dr Krishna Malladi 0.07 0 0 0 16 0 0 0

ROCHESTER

**Sub-total for Non town centre** **1.99** **0** **0** **0** **4381** **15** **0** **0**

**TOTAL** **2.16** **0** **0** **0** **4561** **15** **-233** **0**

\*Outline permission

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

Negative figures indicate an intended loss of floorspace which is now clawed back due to the consent having expired.

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

## Section 7: Other commercial and leisure planning consents excluded at 31 March 2023

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

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

***Town centre***

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

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

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

*Reason for exclusion:* *Superseded by MC161924 and subsequently MC183659. This has further been superseded by MC211895*

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

*Reason for exclusion:* *Superseded by MC202901*

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

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

MC202282 # 86 High Street CHATHAM ME4 4DS P Bello 0.01 0 0 0 135 0 0 0

*Reason for exclusion:* *Superseded MC222350*

***Non town centre***

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

*Reason for exclusion:* *Superseded by MC161990*

MC142863 # Lennox Wood Petham Green Twydall GILLINGHAM ME8 6SZ Mr Batten 0.43 0 -50 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC140893 and subsequently MC161990*

MC142914 # Rochester Airport Maidstone Road CHATHAM ME5 9SD Rochester Airport Ltd 44.70 0 0 0 0 0 0 2108

*Reason for exclusion:* *Superseded by MC182505*

MC143796 # 249 London Road Rainham GILLINGHAM ME8 6YR N & R Projects Ltd 0.13 0 4 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC152525*

MC150079 # Former Kitchener Barracks Dock Road CHATHAM J G Chatham Ltd 4.77 0 0 -4258 0 0 0 0

*Reason for exclusion:* *Superseded by MC171392*

MC150923 \*\* 155 Lower Rainham Road Rainham GILLINGHAM ME7 2XT Medway Rewind Services Ltd 0.75 56 0 0 0 0 0 0

*Reason for exclusion:* *Implemented but unlikely to be completed*

MC152525 # 249 London Road Rainham GILLINGHAM ME8 6YR N & R Projects Ltd 0.13 0 18 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC191964*

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

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

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

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

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

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

ME4 4QU Investment Corporation Ltd

*Reason for exclusion: Superseded by MC165052*

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

ME4 4QU Investment Corporation Ltd

*Reason for exclusion:* *Expired in 2020 and superseded by MC200612. This has been further superseded by MC212253*

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

*Reason for exclusion:* *Superseded by MC213023*

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

*Reason for exclusion:* *Superseded by MC213023*

MC181399 # 169 Hempstead Road Hempstead GILLINGHAM ME7 3QG All Saints Church 0.10 0 0 0 10 0 0 0

*Reason for exclusion: Superseded by MC200731*

MC181854 # 77 Main Road Hoo ROCHESTER ME3 9AA Mr N Patel 0.09 0 -12 0 454 0 0 0

*Reason for exclusion: Superseded by MC192824*

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

*Reason for exclusion: Superseded by MC221740*

MC183302 # Shipwrights Avenue CHATHAM RKARCHVIZ Ltd 0.12 0 0 0 0 288 0 0

*Reason for exclusion:* *Superseded by MC200892*

MC191299 # Elm Avenue Chattenden ROCHESTER Esquire Developments 0.90 0 0 0 0 -79 0 0

*Reason for exclusion:* *Superseded by MC191300*

MC191369 # 55 Marlborough Road GILLINGHAM ME7 5HB Mr O Boran 0.14 0 0 0 -390 -134 0 0

*Reason for exclusion: Superseded by MC213198*

MC193327 # Russell House Russell Court Luton CHATHAM ME4 5LE Mr Mike Allwood 0.06 0 0 0 0 0 71 0

*Reason for exclusion: Superseded by MC203057*

***Table 3, Section 7: Other commercial and leisure planning consents excluded***  ***Page 2 of 3***

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

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

MC20061901 # 249 London Road Rainham GILLINGHAM ME8 6YR Mrs R Bundhoo 0.13 12 -12 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC143796 and subsequently MC152525*

MC20090362 # 224-228 Nelson Road GILLINGHAM ME7 4LU Mr Chakkar 0.06 0 -11 0 0 0 0 0

*Reason for exclusion: Superseded by MC112063 and subsequently MC161505*

MC201840 # The Windmill Ratcliffe Highway Hoo ROCHESTER Debbie Carson 0.40 5 0 0 0 0 0 0

*Reason for exclusion:* *Superseded MC213311*

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

*Reason for exclusion:* *Further development unlikely*

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

*Reason for exclusion: Superseded by MC220116*

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

*Reason for exclusion: Superseded by MC203315*

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

ME2 4JR *Reason for exclusion:* *Further development unlikely*

MC213196 # 16 Chester Road GILLINGHAM ME7 4AF Mrs Julie Meehan 0.02 0 0 0 0 0 15 0

*Reason for exclusion: Superseded by MC220385*

MC220498 # Neighbourhood Centre Princes Avenue Walderslade CHATHAM Peacock+Smith 0.20 0 0 0 0 0 28 0

*Reason for exclusion:* *Superseded by MC221869*

*# Application superseded,*

*^ Implementation unlikely*

*\*\* Further development unlikely*

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

Permissions prior to 1 April 2005 will not include the category SG.

Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting.

Permissions identified as superseded will show within the system while the subsequent decision remains valid.

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

## Section 8: Other commercial and leisure summary statistics;

**Planning consents valid 1 April 2022 to 31 March 2023**

***C1 (beds)*** ***C2 (beds)*** ***C2a (sq.m.)*** ***D1 (sq.m.)*** ***D2 (sq.m.)*** ***SG (sq.m.)*** ***Other (sq.m.)***

**Completions**

Development completed in survey period 20 12 0 1450 6425 735 619

Lost due to redevelopment/reconstruction -11 -7 0 -231 -932 -2273 -774

**9** **5** **0** **1219** **5493** **-1538** **-155**

**Commitments**

Not started 318 32 0 28374 32790 27203 39492

Under construction 96 237 0 5520 3894 9732 1582

**(414)** **(269)** **(0)** **(33894)** **(36684)** **(36935)** **(41074)**

Potential losses -7 -16 0 -2401 -2488 -2719 -1819

**407** **253** **0** **31493** **34196** **34216** **39255**

**Exclusions**

Expired 0 0 0 4561 15 -233 0

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

The data in the exclusions section is for information only and may include the same site more than once where there have been superseding applications.

***Table 3, Section 8: Summary statistics*** ***Page 1 of 1***

# 4) Housing Land Availability Tables and Data

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| **Small total** | 115 | 81 | 98 | 88 | **60** |
| **Small PDL** | 71 | 56 | 73 | 65 | **42** |
| **Large allocations total** | 146 | 269 | 209 | 189 | **151** |
| **Large allocations PDL** | 146 | 269 | 209 | 189 | **151** |
| **Large windfalls total** | 386 | 780 | 775 | 825 | **739** |
| **Large windfalls PDL** | 262 | 465 | 361 | 325 | **319** |
| **Total completions** | **647** | **1,130** | **1082** | 1102 | **950** |
| **Total PDL** | 479 | 790 | 643 | 579 | **512** |
| **PDL Proportion of all completions (%)** | 74.3% | 69.9% | 59.4% | 52.5% | **53.9%** |

## Completions on Previously Developed Land

54% of new and converted dwellings were constructed on previously developed land (PDL).

**Net completions including breakdown of PDL for 2022/23**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net PDL completions | Net PDL as a % of total completions | Total number of net dwellings completed |
| Small sites | 42 | 70% | 60 |
| Large/windfall sites | 470 | 53% | 890 |
| Total PDL | 512 | 54% | 950 |

## Housing Trajectory

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

## Windfall Allowance

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

This windfall allowance will be added from year 4 onwards.

**Land Availability Assessment**

Medway Council published an interim Land Availability Assessment (LAA) in September 2023. “The LAA supersedes previous iterations of the Strategic Land Availability Assessment, last published in December 2019. The 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. The 2024 AMR will be consistent with the LAA**.** For more information please visit:

<https://www.medway.gov.uk/info/200542/medway_local_plan_2040/1686/call_for_sites>

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 22/  23 | 23/  24 | 24/  25 | 25/  26 | 26/  27 | 27/  28 | 0-5 yrs | 5-10 yrs | 10-15 yrs | 15 + yrs |
| Net Completions | 950 | - | - | - | - | - | - | - | - | - |
| Large site  apps |  | 1,440 | 1,312 | 1,054 | 1,257 | 733 | 5,796 | 1,390 | 119 | 328 |
| Small site  apps |  | 71 | 90 | 79 | 12 | 15 | 267 | 11 | 0 | 0 |
| Windfall Allowance |  | 0 | 0 | 0 | 250 | 250 | 500 | 1,250 | 1,250 | 0 |
| Total |  | 1,511 | 1,402 | 1,133 | 1,519 | 998 | 6,563 | 2,651 | 1,369 | 328 |

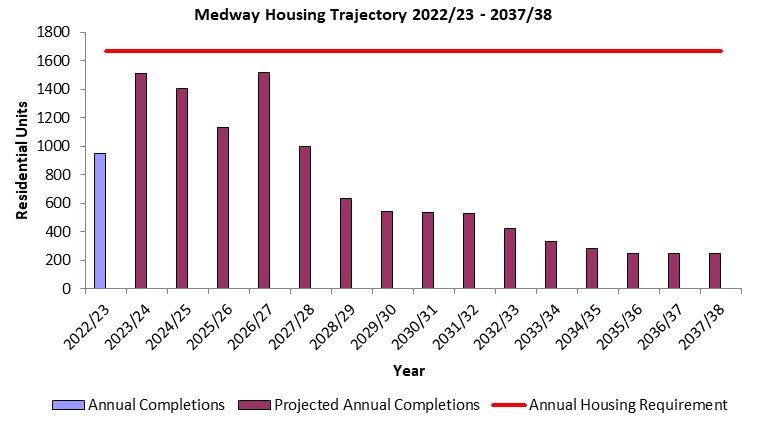
**Phasing over the next 15 years (commitments on large and small sites)\***

|  |  |  |  |
| --- | --- | --- | --- |
| 5 year period | 0-5 years | 5-10 years | 10-15 years |
| No of dwellings | 6,063 | 1,401 | 119 |

\*figures in this table do not include windfall allowance

## Housing Target

The Government has provided Local Housing Need figures for each local authority. With effect from March 2023, it stands at a target of 1,667 dwellings per annum.

****

**Start of latest standard method assessed housing target:**

|  |  |
| --- | --- |
| Year | 22/23 |
| Completions | 950 |
| Requirement | 1,667 |
| Surplus/Deficit | -717 |

**Future Phasing:**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | 35/36 | 36/37 | 37/38 |
| Phasing | 1,511 | 1,402 | 1,133 | 1,519 | 998 | 634 | 541 | 532 | 525 | 419 | 334 | 285 | 250 | 250 | 250 |
| Annual Requirement | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 |

**Cumulative Phasing**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | 35/36 | 36/37 | 37/38 |
| Cumulative annual requirement | 3,334 | 5,001 | 6,668 | 8,335 | 10,002 | 11,669 | 13,336 | 15,003 | 16,670 | 18,337 | 20,004 | 21,671 | 23,338 | 25,005 | 26,672 |
| Cumulative  projected completions and actual completions | 2,461 | 3,863 | 4,996 | 6,515 | 7,513 | 8,147 | 8,688 | 9,220 | 9,745 | 10,164 | 10,498 | 10,783 | 11,033 | 11,283 | 11,533 |
| Surplus/  Deficit | -873 | -1,138 | -1,672 | -1,820 | -2,489 | -3,522 | -4,648 | -5,783 | -6,925 | -8,173 | -9,506 | -10,888 | -12,305 | -13,722 | -15,139 |

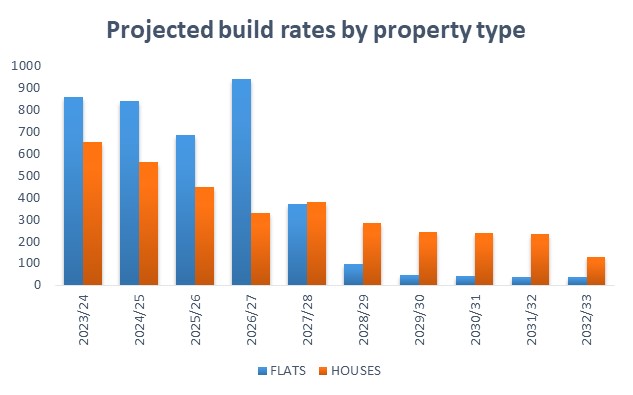
## Projected build rates by property type

The developments expected to deliver the most new dwellings over the next 5 years are at the following locations:- Chatham Waterfront, Land at Chatham Docks, Former Kitchener Barracks, Land at Otterham Quay Lane, Land North of Commissioners Road, Land off Town Road, Mountbatten House, Bardell Terrace, Wooleys Orchard, Land at East Hill, West of Parsonage Lane, Land Bounded by the Brook car park, Former Trafalgar Centre & Multi Storey Car Park, Adjacent to Yew Tree Lodge, Rochester Riverside and Temple Waterfront.

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

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | TOTAL |
| Flats  with pp | 860 | 839 | 686 | 939 | 370 | 374 | 291 | 282 | 275 | 169 | **3.962** |
| Houses  with pp | 651 | 563 | 447 | 330 | 378 | 11 | 0 | 0 | 0 | 0 | **3,502** |
| Total | **1,511** | **1,402** | **1,133** | **1,269** | **748** | **384** | **291** | **282** | **275** | **169** | **7,464** |

**Please note, these are only sites with permission**



## Sites with planning permission on previously developed land and greenfield sites (%)

|  |  |  |  |
| --- | --- | --- | --- |
|  | Under construction | Not Started | All future dwellings  with permission |
| 2018/19 PDL | 21% | 79% | 69% |
| 2018/19 Greenfield | 12% | 88% | 31% |
| 2019/20 PDL | 21% | 79% | 70% |
| 2019/20 Greenfield | 20% | 80% | 30% |
| 2020/21 PDL | 26% | 74% | 68% |
| 2020/21 Greenfield | 21% | 79% | 32% |
| 2021/22 PDL | 26% | 74% | 66% |
| 2021/22 Greenfield | 13% | 87% | 34% |
| 2022/23 PDL | **31%** | **69%** | **68%** |
| 2022/23 Greenfield | **15%** | **85%** | **32%** |

This year 2022/23 the overall majority of dwellings (68%) with planning permission is on previously developed land, of these, 31% is under construction. Of the 32% of permissions on greenfield land, 15% of these are under construction.

## New large and small sites proposed 2018/19 – 2022/23 split by approval/refusals

125 new sites received a decision in 2022/23 with approval given to 69% overall.[[1]](#footnote-1)

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Total new  sites | No of  Small sites | Small sites Approved  (%) | Small sites Refused  (%) | No of  Large sites | Large sites Approved  (%) | Large sites Refused  (%) |
| 2018/19 | 150 | 110 | 65% | 35% | 40 | 80% | 20% |
| 2019/20 | 154 | 112 | 65% | 35% | 42 | 79% | 21% |
| 2020/21 | 148 | 113 | 68% | 32% | 35 | 71% | 29% |
| 2021/22 | 124 | 97 | 70% | 30% | 27 | 74% | 26% |
| 2022/23 | **125** | **99** | **68%** | **32%** | **26** | **73%** | **27%[[2]](#footnote-2)** |

## 

## Permissions and number of dwellings on new sites each year 2018/19 – 2022/23

A new site is counted in the year it first receives planning permission. The total dwellings permitted each year on new sites can change depending on the size of sites being granted permission. In the year 2022/23 we only had two sites with applications over 100 dwellings (former Trafalgar Centre Chatham and site adjacent to Yew Tree Lodge on land to the South of Stoke Road, Hoo).

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | No of permissions  on new sites | Large/Windfall dwellings (net) | Small dwellings  (net) | Total dwellings permitted on new sites (net) |
| 2018/19 | 104 | 1,217 | 86 | 1,303 |
| 2019/20 | 117 | 846 | 134 | 980 |
| 2020/21 | 102 | 912 | 99 | 1,011 |
| 2021/22 | 88 | 1,317 | 71 | 1,388 |
| 2022/23 | **86** | **569** | **74** | **643** |

## Permitted Development

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Additional change of use permitted rights were introduced in 2019/20 to allow the change of use from B1(a), A1, A2 and agricultural uses to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. Amusement arcades/centres and casinos (Sui Generis uses) were also given a new permitted development right to change to residential if the cumulative floor space of the building is under 150 sq.m. From August 2020 two new pieces of government legislation were introduced to allow building on top of freestanding blocks of flats and homes.

Last year 2021/22 a new right under class MA was introduced from August 2021 to provide a new process for commercial to residential conversion. This includes the whole of the newly introduced commercial use class E (shops, offices, restaurants, cafes, health services, nurseries, gyms and leisure). There is a size limit of 1,500sq.m and the property must have been vacant for a minimum of a 3 months.

Consultations on further changes to permitted development rights took place in 2022, with the government currently analysing feedback.

Prior approval notifications decided during 2022/23 are detailed in the following tables.

**Sites allowed under permitted development:**

| Planning application ref | Site address | Previous use | Gain in  residential  units | Permitted | Status |
| --- | --- | --- | --- | --- | --- |
| MC212101 | Lloyds Banking Group Operation Centre, Bailey Drive, Gillingham | Offices | 44 | Yes | Not Started |
| MC212219 | First & Second Floor Waterside Court, Maritime Way | Offices | 40 | Yes | Not started |
| MC212220 | Ground Floor Waterside Court, Maritime Way | Offices | 20 | Yes | Not started |
| MC220065 | Dalham Barn, Cooling Road, High Halstow | Agricultural building | 1 | Yes | Not started |
| MC221433 | 486 Lower Rainham Road, Rainham | Offices | 1 | Yes | Not Started |
| MC222971 | Barclays Bank 263-265 High Street, Chatham | Offices | 5 | Yes | Not Started |
|  | **TOTAL DWELLINGS ALLOWED UNDER PERMITTED DEVELOPMENT** |  | **111** |  |  |

**Sites requiring full permission:**

There were no prior notification sites which required full permission during 2022/23.

## Table 4: Housing consents and allocations

## Section 1: Annual completions by ward as at 31/3/23

***Ward*** ***Net completions***  
  
 Chatham Central 20

Cuxton and Halling 4

Gillingham North 5

Gillingham South 44

Hempstead and Wigmore 0

Lordswood and Capstone 1

Luton and Wayfield 70

Peninsula 162

Princes Park 1

Rainham Central 0

Rainham North 177

Rainham South 24

River 335

Rochester East 1

Rochester South and Horsted 2

Rochester West 4

Strood North 8

Strood Rural 41

Strood South 11

Twydall 31

Walderslade 4

Watling 5

**Total** **950**

***Table 4: Housing consents and allocations,***

***Section 1: Annual completions by ward*** ***Page 1 of 1***

## Section 2: Residential land availability for large sites at 31st March 2023

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

**Greenfield land**

***GL152*** 164 East of Gillingham Golf Course Broadway GILLINGHAM

ME8 6DP ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Twydall

Allocation

0.47 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***MC406*** 775 Bakersfield Station Road Rainham

ME8 7QZ ***Permissions*** 0 27 90 **117** 0 0 0 **0** 0 27 90 **117** 27 0 0 0 0 **27** 0 0

Rainham North

Unidentified gf

2.8 ha **(** **33.5** **dph** **)** **(** **2016** **)**

**MC171820** Reserved Matters Houses 0 0 90 **90** 0 0 0 **0** 0 0 90 **90** 0 0 0 0 0 **0** 0 0 McCulloch Homes

**MC181307** Full Houses 0 18 0 **18** 0 0 0 **0** 0 18 0 **18** 18 0 0 0 0 **18** 0 0 McCulloch Homes

**MC212493** Full Houses 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 Mr Iain Warner Tetlow King

***MC413*** 825 Land at Otterham Quay Lane Rainham

ME8 8QD ***Permission*** 89 81 130 **300** 0 0 0 **0** 89 81 130 **300** 82 88 0 0 0 **170** 0 0

Rainham North

Unidentified gf

10.75 ha **(** **34.0** **dph** **)** **(** **2017** **)**

**MC182328** Reserved Matters Houses 89 81 130 **300** 0 0 0 **0** 89 81 130 **300** 82 88 0 0 0 **170** 0 0 J B Planning Associates Ltd

***MC428*** LAA LW7 SLAA1067 Gibraltar Farm Ham Lane Lordswood

ME7 3JJ ***Permission*** 450 0 0 **450** 0 0 0 **0** 450 0 0 **450** 0 0 0 50 80 **130** 320 0

Lordswood and Capstone

Unidentified gf

23.93 ha **(** **34.6** **dph** **)** **(** **2017** **)**

**MC180556** Outline Houses 450 0 0 **450** 0 0 0 **0** 450 0 0 **450** 0 0 0 50 80 **130** 320 0 Messrs Attwood

***MC445*** 1203 Land south of Stoke Road Hoo

ME3 ***Permission*** 2 0 125 **127** 0 0 0 **0** 2 0 125 **127** 2 0 0 0 0 **2** 0 0

Peninsula

Unidentified gf

8.26 ha **(** **36.0** **dph** **)** **(** **2017** **)**

**MC180702** Reserved Matters Mainly Houses 2 0 125 **127** 0 0 0 **0** 2 0 125 **127** 2 0 0 0 0 **2** 0 0 Barton Wilmore (Agents)

***MC452*** LAA SNF43 SLAA711 Land north of Commissioners Road Strood

ME2 4EQ ***Permission*** 123 0 0 **123** 0 0 0 **0** 123 0 0 **123** 0 85 38 0 0 **123** 0 0

Strood North

Unidentified gf

3.9 ha **(** **46.4** **dph** **)** **(** **2017** **)**

**MC201867** Reserved Matters Mixed Dwelling Types 123 0 0 **123** 0 0 0 **0** 123 0 0 **123** 0 85 38 0 0 **123** 0 0 Kate Holland

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 1 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC459*** 1071 part, 1070 part Land off Town Road Cliffe Woods

ME3 ***Permission*** 127 57 0 **184** 0 0 0 **0** 127 57 0 **184** 57 43 42 42 0 **184** 0 0

Strood Rural

Unidentified gf

10.9 ha **(** **16.3** **dph** **)** **(** **2021** **)**

**MC211287** Reserved Matters Mainly Houses 127 57 0 **184** 0 0 0 **0** 127 57 0 **184** 57 43 42 42 0 **184** 0 0 Joesphine Baker

***MC460*** LAA SR14 SLAA848 Land south of View Road Cliffe Woods

ME3 ***Permission*** 68 0 0 **68** 0 0 0 **0** 68 0 0 **68** 0 10 40 18 0 **68** 0 0

Strood Rural

Windfall

1.2 ha **(** **13.1** **dph** **)** **(** **2019** **)**

**MC211694 #** Full Houses 68 0 0 **68** 0 0 0 **0** 68 0 0 **68** 0 10 40 18 0 **68** 0 0 Esquire Developments

***MC478*** 751 South of Ratcliffe Highway Former Sports Ground Bells Lane Hoo

ME3 9JD ***Permission*** 0 0 232 **232** 0 0 0 **0** 0 0 232 **232** 0 0 0 0 0 **0** 0 0

Peninsula

Unidentified gf

6.713 ha **(** **42.2** **dph** **)** **(** **2018** **)**

**MC171884** Full Mainly Houses 0 0 232 **232** 0 0 0 **0** 0 0 232 **232** 0 0 0 0 0 **0** 0 0 Bellway Homes Ltd

***MC490*** 817 Berengrave Nursery Berengrave Lane Rainham

ME8 7NL ***Permissions*** 0 0 139 **139** 0 0 0 **0** 0 0 139 **139** 0 0 0 0 0 **0** 0 0

Rainham North

Unidentified gf

5.83 ha **(** **22.3** **dph** **)** **(** **2018** **)**

**MC183442** Reserved Matters Mixed Dwelling Types 0 0 79 **79** 0 0 0 **0** 0 0 79 **79** 0 0 0 0 0 **0** 0 0 Mr J Longhorn

**MC193275** Full Houses 0 0 60 **60** 0 0 0 **0** 0 0 60 **60** 0 0 0 0 0 **0** 0 0 Miss Rebecca Foad

***MC504*** 1324 West of Merryboys Farm House Cooling Common Cliffe Woods

ME3 7TP ***Permissions***  0 1 5 **6** 0 0 0 **0** 0 1 5 **6** 1 0 0 0 0 **1** 0 0

Strood Rural

Unidentified gf

0.57 ha **(** **11.9** **dph** **)** **(** **2019** **)**

**MC181863** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr M Brett Chaponnel

**MC190658** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Taylor Roberts Ltd

**MC191587** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Taylor Roberts Ltd

**MC201325** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 MGM Finance Limited

**MC202842** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr Whittam

**MC213356** Full Mainly Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 0 MGM Finance Ltd

***MC508*** 1131 Land to west of Elm Avenue Chattenden

ME3 8GX ***Permission*** 0 0 69 **69** 0 0 0 **0** 0 0 69 **69** 0 0 0 0 0 **0** 0 0

Strood Rural

Unidentified gf

3.39 ha **(** **28.8** **dph** **)** **(** **2019** **)**

**MC191300** Reserved Matters Mainly Houses 0 0 69 **69** 0 0 0 **0** 0 0 69 **69** 0 0 0 0 0 **0** 0 0 Esquire Developments

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 2 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC511*** 1114 Chatham Golf Centre Street End Road Chatham

ME5 0BG ***Permission*** 0 0 131 **131** 0 0 0 **0** 0 0 131 **131** 0 0 0 0 0 **0** 0 0

Luton and Wayfield

Windfall

3.3 ha **(** **39.7** **dph** **)** **(** **2016** **)**

**MC172767** Full Mixed Dwelling Types 0 0 131 **131** 0 0 0 **0** 0 0 131 **131** 0 0 0 0 0 **0** 0 0 Mr J Goodban

***MC512*** 1048 Adjacent 54 Beacon Road Chatham

ME5 7BP ***Permission*** 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0

Luton and Wayfield

Windfall

0.042 ha **(** **166.7** **dph** **)** **(** **2019** **)**

**MC220053** Full Flats (Purpose built) 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0 Glen Selby

***MC514*** 1174 Stoke Road Business Centre Stoke Road Hoo

ME3 9BP ***Permission*** 0 50 150 **200** 0 0 0 **0** 0 50 150 **200** 50 0 0 0 0 **50** 0 0

Peninsula

Unidentified gf

14.9 ha **(** **35.1** **dph** **)** **(** **2019** **)**

**MC190888** Reserved Matters Mainly Houses 0 50 150 **200** 0 0 0 **0** 0 50 150 **200** 50 0 0 0 0 **50** 0 0 Miss Emilie Paine Quod

***MC515*** LAA HHH15 SLAA1103 Land adjoining no 35 Cooling Road High Halstow

ME3 8SA ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 5 0 **5** 0 0

Peninsula

Unidentified gf

0.42 ha **(** **11.9** **dph** **)** **(** **2019** **)**

**MC212065** Outline Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 5 0 **5** 0 0 Mr & Mrs Waller

***MC522*** LAA W8 Avenue Tennis Club Glebe Road Gillingham

ME7 2HU ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Watling

Windfall

0.3 ha **(** **23.3** **dph** **)** **(** **2023** **)**

**MC203204** Full Houses 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Mr Glen Jarvis

***MC528*** 1210 Binney Farm Binney Road Allhallows

ME3 9PL ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

Peninsula

Windfall

0.32 ha **(** **28.1** **dph** **)** **(** **2019** **)**

**MC211638** Full Houses 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 Mr Chris Wills

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 3 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC529*** 1069 & 1070 Opposite Merry Boys Road West of Town Road Cliffe Woods

ME3 8JX ***Permission*** 0 0 94 **94** 0 0 0 **0** 0 0 94 **94** 0 0 0 0 0 **0** 0 0

Strood Rural

Unidentified gf

4.4 ha **(** **26.9** **dph** **)** **(** **2019** **)**

**MC182961** Full Mainly Houses 0 0 94 **94** 0 0 0 **0** 0 0 94 **94** 0 0 0 0 0 **0** 0 0 Esquire Developments

***MC530*** 1127 Allhallows Golf Course Avery Way Allhallows

ME3 9QJ ***Permission*** 70 10 1 **81** 0 0 0 **0** 70 10 1 **81** 30 25 25 0 0 **80** 0 0

Peninsula

Unidentified gf

6.36 ha **(** **23.1** **dph** **)** **(** **2019** **)**

**MC180288** Full Mobile/temp homes 70 10 1 **81** 0 0 0 **0** 70 10 1 **81** 30 25 25 0 0 **80** 0 0 Turners Britannia Parks Ltd

***MC541*** 11 part Land west of 65 Layfield Road Gillingham

ME7 2QY ***Permission*** 0 20 0 **20** 0 0 0 **0** 0 20 0 **20** 20 0 0 0 0 **20** 0 0

Gillingham North

Unidentified gf

0.18 ha **(** **32.8** **dph** **)** **(** **2022** **)**

**MC211004** Full Houses 0 20 0 **20** 0 0 0 **0** 0 20 0 **20** 20 0 0 0 0 **20** 0 0 Mr Andrew Wilford Esquire

Developments and mhs Homes Ltd

***MC551*** Land rear of British Pilot Hotel Avery Way Allhallows

ME3 9QW ***Permissions*** 1 11 0 **12** 0 0 0 **0** 1 11 0 **12** 6 6 0 0 0 **12** 0 0

Peninsula

Windfall

0.34 ha **(** **24.5** **dph** **)** **(** **2020** **)**

**MC190007** Full Mainly Houses 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0 Mrs Elaine Fitton

**MC220015** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 0 Dave Dalligan

***MC557*** 849 Bennetts Orchard Land off Lower Rainham Road (West of Station Road) Rainham

ME8 7UB ***Permission*** 0 45 34 **79** 0 0 0 **0** 0 45 34 **79** 45 0 0 0 0 **45** 0 0

Rainham North

Windfall

3.44 ha **(** **46.5** **dph** **)** **(** **2020** **)**

**MC201800** Full Houses 0 45 34 **79** 0 0 0 **0** 0 45 34 **79** 45 0 0 0 0 **45** 0 0 Bellway Homes Ltd (Kent)

***MC559*** LAA SW6 Land rear and adjacent to 178 Darnley Road Strood

ME2 2UW ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 0 0 **0** 6 0

Strood South

Windfall

0.05 ha **(** **120.0** **dph** **)** **(** **2020** **)**

**MC191815** Full Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 0 0 **0** 6 0 Insight Architects

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 4 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC566*** Adj to Somerset Close & adj 8 Wiltshire Close Chatham

ME5 7SR ***Permission*** 0 10 0 **10** 0 0 0 **0** 0 10 0 **10** 10 0 0 0 0 **10** 0 0

Princes Park

Windfall

0.24 ha **(** **41.7** **dph** **)** **(** **2020** **)**

**MC191866** Full Flats (Purpose built) 0 10 0 **10** 0 0 0 **0** 0 10 0 **10** 10 0 0 0 0 **10** 0 0 MHS

***MC573*** Land adjacent to Eastcourt Green Twydall

ME8 6LU ***Permission*** 0 0 14 **14** 0 0 0 **0** 0 0 14 **14** 0 0 0 0 0 **0** 0 0

Twydall

Windfall

0.591 ha **(** **23.7** **dph** **)** **(** **2020** **)**

**MC193106 #** Full Houses 0 0 14 **14** 0 0 0 **0** 0 0 14 **14** 0 0 0 0 0 **0** 0 0 Medway Council, HRA Housing

Services, Mr Adam Spokes

***MC574*** Site adjacent to Woodchurch Crescent Twydall

ME8 6XA ***Permission*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Twydall

Windfall

0.73 ha **(** **26.5** **dph** **)** **(** **2020** **)**

**MC193107** Full Bungalows 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Medway Council - HRA Housing

Services, Mr Adam Spokes

***MC575*** Land at Hillcrest Ratcliffe Highway Hoo

ME3 8PX ***Permission*** 0 0 21 **21** 0 0 0 **0** 0 0 21 **21** 0 0 0 0 0 **0** 0 0

Peninsula

Windfall

0.47 ha **(** **44.7** **dph** **)** **(** **2020** **)**

**MC193328** Full Houses 0 0 21 **21** 0 0 0 **0** 0 0 21 **21** 0 0 0 0 0 **0** 0 0 Bellway Homes Ltd

***MC581*** 68 Land North of Clarendon Drive Strood

ME2 3LT ***Permission*** 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0

Strood North

Windfall

0.29 ha **(** **20.7** **dph** **)** **(** **2021** **)**

**MC200846** Full Houses 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0 Mr George Light

***MC584*** 787 Land at Port Victoria Road Grain

ME3 0EN ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Peninsula

Unidentified gf

0.3 ha **(** **16.7** **dph** **)** **(** **2021** **)**

**MC220384** Full Houses 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Mr Chas Hall

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 5 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC587*** LAA RN27 SLAA749 Wooleys Orchard Land south of Lower Rainham Road Rainham

ME8 7UD ***Permission*** 200 0 0 **200** 0 0 0 **0** 200 0 0 **200** 20 50 50 50 30 **200** 0 0

Rainham North

Unidentified gf

9.22 ha **(** **30.6** **dph** **)** **(** **2021** **)**

**MC221474** Reserved Matters Houses 200 0 0 **200** 0 0 0 **0** 200 0 0 **200** 20 50 50 50 30 **200** 0 0 Josephine Baker

***MC591*** Part 847 Land at The Maltings Rainham

ME8 8JL ***Permission*** 0 2 27 **29** 0 0 0 **0** 0 2 27 **29** 2 0 0 0 0 **2** 0 0

Rainham South

Unidentified gf

1.42 ha **(** **20.4** **dph** **)** **(** **2021** **)**

**MC192532** Full Mainly Houses 0 2 27 **29** 0 0 0 **0** 0 2 27 **29** 2 0 0 0 0 **2** 0 0 Redrow Homes (South East) Ltd

***MC596*** LAA RN23 SLAA800 Land west of Station Road Rainham

ME8 7QZ ***Permission*** 76 0 0 **76** 0 0 0 **0** 76 0 0 **76** 0 0 0 0 76 **76** 0 0

Rainham North

Unidentified gf

2.26 ha **(** **33.6** **dph** **)** **(** **2021** **)**

**MC192898** Outline Houses 76 0 0 **76** 0 0 0 **0** 76 0 0 **76** 0 0 0 0 76 **76** 0 0 Mr Iain Warner Tetlow King Planning

***MC607*** LAA LW6 SLAA783c Land at East Hill Chatham

ME ***Permission*** 800 0 0 **800** 0 0 0 **0** 800 0 0 **800** 0 0 55 110 110 **275** 525 0

Lordswood and Capstone

Windfall

49.75 ha **(** **49.1** **dph** **)** **(** **2022** **)**

**MC190765** Outline Mainly Houses 800 0 0 **800** 0 0 0 **0** 800 0 0 **800** 0 0 55 110 110 **275** 525 0 F D Attwood & Partners

***MC613*** LAA RWB1 SLAA914 Bridgeside Warwick Crescent Borstal

ME1 3LE ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 12 0 0 0 **12** 0 0

Rochester West

Windfall

0.28 ha **(** **42.9** **dph** **)** **(** **2003** **)**

**MC202107** Outline Houses 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 12 0 0 0 **12** 0 0 S Sweeney

***MC641*** LAA SR3 SLAA827 Stone House Farm Dillywood Lane Wainscott

ME3 ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Strood Rural

Windfall

0.61 ha **(** **8.2** **dph** **)** **(** **2023** **)**

**MC210608** Full Conversion to Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Chris Saunders Associates

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 6 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC653*** LAA HHH25 SLAA1179 Adjacent to Yew Tree Lodge Land to the south of Stoke Road Hoo

ME3 9BH ***Permission*** 100 0 0 **100** 0 0 0 **0** 100 0 0 **100** 0 80 20 0 0 **100** 0 0

Peninsula

Unidentified gf

3.74 ha **(** **26.7** **dph** **)** **(** **2023** **)**

**MC193129** Outline Houses 100 0 0 **100** 0 0 0 **0** 100 0 0 **100** 0 80 20 0 0 **100** 0 0 Dean Lewis Estates

***MC654*** 1179 Land south of Stoke Road Hoo

ME3 9BH ***Permission*** 0 17 0 **17** 0 0 0 **0** 0 17 0 **17** 17 0 0 0 0 **17** 0 0

Peninsula

Unidentified gf

0.67 ha **(** **25.4** **dph** **)** **(** **2023** **)**

**MC213379** Full Houses 0 17 0 **17** 0 0 0 **0** 0 17 0 **17** 17 0 0 0 0 **17** 0 0 Mr Rory Chambers Quod

***Greenfield land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 7 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

**Mixed**

***MC209*** 248 3 Upper Luton Road Chatham

ME5 7BG ***Permissions*** 0 12 5 **17** 0 1 0 **1** 0 11 5 **16** 11 0 0 0 0 **11** 0 0

Luton and Wayfield

Windfall

0.472 ha **(** **32.1** **dph** **)** **(** **2009** **)**

**MC142912** Full Houses 0 11 5 **16** 0 1 0 **1** 0 10 5 **15** 10 0 0 0 0 **10** 0 0 Mr M Hutley

**MC172534** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 0 AMG Chatham Ltd

***MC534*** 1165 Land at 143 Berengrave Lane Rainham

ME8 7UJ ***Permission*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Rainham North

Windfall

0.37 ha **(** **24.3** **dph** **)** **(** **2020** **)**

**MC183168** Full Houses 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Andrew Wells Planning & Design

***MC569*** LAA SNF5 Land at 18 Broom Hill Road Strood

ME2 3LE ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood North

Windfall

0.4 ha **(** **20.0** **dph** **)** **(** **2020** **)**

**MC191708** Outline Houses 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Insight Architects

***MC585*** 1013 The Hollies and South View Sharnal Street High Halstow

ME3 8QR ***Permission*** 8 27 0 **35** 0 2 0 **2** 8 25 0 **33** 33 0 0 0 0 **33** 0 0

Peninsula

Windfall

1.09 ha **(** **24.8** **dph** **)** **(** **2023** **)**

**MC212612** Full Houses 8 27 0 **35** 0 2 0 **2** 8 25 0 **33** 33 0 0 0 0 **33** 0 0 Mr Andrew Wilfor

***Mixed*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 8 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

**Previously developed land**

***GL073*** 472 Land at St Mary's Island Maritime Way Chatham Maritime

ME4 ***Permissions***  43 38 1679 **1760** 0 0 0 **0** 43 38 1679 **1760** 81 0 0 0 0 **81** 0 0

River

Large Site

59.9 ha **(** **35.7** **dph** **)** **(** **1988** **)**

**GL940204** Full Mixed Dwelling Types 0 0 56 **56** 0 0 0 **0** 0 0 56 **56** 0 0 0 0 0 **0** 0 0 Countryside Residential

**GL960158** Full Houses 0 0 98 **98** 0 0 0 **0** 0 0 98 **98** 0 0 0 0 0 **0** 0 0 Countryside Residential

**GL960557** Reserved Matters Flats (Purpose built) 0 0 43 **43** 0 0 0 **0** 0 0 43 **43** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**GL970045** Reserved Matters Mixed Dwelling Types 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**GL970047** Reserved Matters Houses 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**GL970401** Reserved Matters Mixed Dwelling Types 0 0 110 **110** 0 0 0 **0** 0 0 110 **110** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**GL980029** Reserved Matters Houses 0 0 63 **63** 0 0 0 **0** 0 0 63 **63** 0 0 0 0 0 **0** 0 0 Redrow Homes (South East) Ltd

**GL980030** Reserved Matters Houses 0 0 45 **45** 0 0 0 **0** 0 0 45 **45** 0 0 0 0 0 **0** 0 0 Redrow Homes (SE) Ltd

**MC091613** Reserved Matters Mainly Houses 0 0 101 **101** 0 0 0 **0** 0 0 101 **101** 0 0 0 0 0 **0** 0 0 Mr S Burton Countryside Maritime limited

**MC132210** Reserved Matters Mixed Dwelling Types 0 22 317 **339** 0 0 0 **0** 0 22 317 **339** 22 0 0 0 0 **22** 0 0 Countryside Maritime Ltd

**MC150679** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Countryside Properties Ltd

**MC153760** Full Flats (Purpose built) 38 16 0 **54** 0 0 0 **0** 38 16 0 **54** 54 0 0 0 0 **54** 0 0 Countryside Properties (UK) Ltd

**MC181526** Full Mixed Dwelling Types 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 5 0 0 0 0 **5** 0 0 Countryside Properties

**MC19995189** Reserved Matters Mixed Dwelling Types 0 0 181 **181** 0 0 0 **0** 0 0 181 **181** 0 0 0 0 0 **0** 0 0 Barratt Homes (Eastern Counties) Ltd

**MC20000741** Reserved Matters Mixed Dwelling Types 0 0 64 **64** 0 0 0 **0** 0 0 64 **64** 0 0 0 0 0 **0** 0 0 Countryside Residential (South Thames)

Ltd

**MC20010196** Reserved Matters Mixed Dwelling Types 0 0 32 **32** 0 0 0 **0** 0 0 32 **32** 0 0 0 0 0 **0** 0 0 Countryside Residential (South Thames)

Ltd

**MC20011111** Reserved Matters Mixed Dwelling Types 0 0 76 **76** 0 0 0 **0** 0 0 76 **76** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20011259** Reserved Matters Mixed Dwelling Types 0 0 11 **11** 0 0 0 **0** 0 0 11 **11** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20020118** Reserved Matters Houses 0 0 32 **32** 0 0 0 **0** 0 0 32 **32** 0 0 0 0 0 **0** 0 0 Countryside Residential (South Thames)

**MC20020238** Reserved Matters Houses 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20032560** Full Flats (Purpose built) 0 0 84 **84** 0 0 0 **0** 0 0 84 **84** 0 0 0 0 0 **0** 0 0 Redrow Homes

**MC20041832** Reserved Matters Mainly Flats 0 0 30 **30** 0 0 0 **0** 0 0 30 **30** 0 0 0 0 0 **0** 0 0 Countryside Properties (Southern) Ltd

**MC20050216** Reserved Matters Mixed Dwelling Types 0 0 62 **62** 0 0 0 **0** 0 0 62 **62** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20060749** Reserved Matters Mixed Dwelling Types 0 0 71 **71** 0 0 0 **0** 0 0 71 **71** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20071175** Reserved Matters Mixed Dwelling Types 0 0 32 **32** 0 0 0 **0** 0 0 32 **32** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20071852** Reserved Matters Mixed Dwelling Types 0 0 35 **35** 0 0 0 **0** 0 0 35 **35** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

**MC20081571** Reserved Matters Houses 0 0 10 **10** 0 0 0 **0** 0 0 10 **10** 0 0 0 0 0 **0** 0 0 Countryside Maritime

**MC980225** Reserved Matters 0 0 17 **17** 0 0 0 **0** 0 0 17 **17** 0 0 0 0 0 **0** 0 0 Countryside Residential South Thames

Ltd

**MC980654MG** Reserved Matters Houses 0 0 91 **91** 0 0 0 **0** 0 0 91 **91** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

***MC005*** 213 352-356 Luton Road CHATHAM

ME4 5BD ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Luton and Wayfield

Allocation

0.31 ha **(** **0.0** **dph** **)** **(** **2000** **)**

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 9 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC110*** LAA GS26 SLAA663 82 Jeffery Street GILLINGHAM

ME7 1DB ***Permission*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 0 14 0 **14** 0 0

Gillingham North

Windfall

0.13 ha **(** **91.5** **dph** **)** **(** **2011** **)**

**MC211891** Full Mainly Flats 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 0 14 0 **14** 0 0 Mr B S Khambay

***MC277*** LAA RWB2 SLAA829 Medway Bridge Marina Manor Lane Rochester

ME1 3HS ***Permission***  36 0 0 **36** 0 0 0 **0** 36 0 0 **36** 0 0 36 0 0 **36** 0 0

Rochester West

Windfall

1.77 ha **(** **62.1** **dph** **)** **(** **2018** **)**

**MC152332** Outline Flats (Purpose built) 36 0 0 **36** 0 0 0 **0** 36 0 0 **36** 0 0 36 0 0 **36** 0 0 Kent Planning Ltd

***MC303*** LAA SNF27 SLAA702 Tug & Shovel 65 North Street Strood

ME2 4SW ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 0 9 0 **9** 0 0

Strood North

Windfall

0.06 ha **(** **150.0** **dph** **)** **(** **2015** **)**

**MC192211** Full Flats (Purpose built) 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 0 9 0 **9** 0 0 Bancil Partnership Ltd

***MC348*** 984 Chatham Waterfront adjacent to Bus Station Medway Street Chatham

ME4 4HA ***Permission*** 0 182 0 **182** 0 0 0 **0** 0 182 0 **182** 36 146 0 0 0 **182** 0 0

River

Windfall

1.27 ha **(** **143.3** **dph** **)** **(** **2011** **)**

**MC211895** Full Flats (Purpose built) 0 182 0 **182** 0 0 0 **0** 0 182 0 **182** 36 146 0 0 0 **182** 0 0 Hollaway

***MC354*** 1099 51 Cuxton Road Strood

ME2 2BZ ***Permission*** 6 0 2 **8** 0 0 0 **0** 6 0 2 **8** 0 0 0 0 0 **0** 0 0

Strood South

Windfall

0.06 ha **(** **133.3** **dph** **)** **(** **2014** **)**

**MC151014** Full Conversion to Flats 6 0 2 **8** 0 0 0 **0** 6 0 2 **8** 0 0 0 0 0 **0** 0 0 Mr J Nagra

***MC366*** 1143 Land at Chatham Docks Pier Road Gillingham

ME4 4SW ***Permissions*** 321 237 392 **950** 0 0 0 **0** 321 237 392 **950** 0 237 0 321 0 **558** 0 0

River

Windfall

14.66 ha **(** **94.3** **dph** **)** **(** **2013** **)**

**MC112756** Outline Mainly Flats 321 0 0 **321** 0 0 0 **0** 321 0 0 **321** 0 0 0 321 0 **321** 0 0 Peel Land and Property (Ports no.3) Ltd

**MC171918** Reserved Matters Flats (Purpose built) 0 0 199 **199** 0 0 0 **0** 0 0 199 **199** 0 0 0 0 0 **0** 0 0 X1 Developments Ltd

**MC180997** Reserved Matters Flats (Purpose built) 0 0 193 **193** 0 0 0 **0** 0 0 193 **193** 0 0 0 0 0 **0** 0 0 Indigo Planning

**MC212610** Full Flats (Purpose built) 0 237 0 **237** 0 0 0 **0** 0 237 0 **237** 0 237 0 0 0 **237** 0 0 WSP

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 10 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC371*** 632 Colonial Mutual House Quayside Chatham Maritime

ME4 4YY ***Permission*** 0 52 148 **200** 0 0 0 **0** 0 52 148 **200** 52 0 0 0 0 **52** 0 0

River

Windfall

2.58 ha **(** **60.6** **dph** **)** **(** **2014** **)**

**MC171250** Reserved Matters Mixed Dwelling Types 0 52 148 **200** 0 0 0 **0** 0 52 148 **200** 52 0 0 0 0 **52** 0 0 Terance Butler & Persimmon Homes

***MC380*** 547 Former Green Dragon Public House 85 Church Street GILLINGHAM

ME7 1TR ***Permission*** 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 0 16 0 0 0 **16** 0 0

Gillingham North

Windfall

0.09 ha **(** **177.8** **dph** **)** **(** **2007** **)**

**MC191508** Full Flats (Purpose built) 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 0 16 0 0 0 **16** 0 0 Mr Arun Rallon

***MC383*** LAA CCB7 SLAA1140 153-155 High Street CHATHAM

ME4 4BA ***Permission***  9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0

River

Windfall

0.0466 ha **(** **204.5** **dph** **)** **(** **2015** **)**

**MC192136** Full Conversion to Flats 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0 Mr A Sharon

***MC395*** LAA T3 SLAA1136 Lennox Wood Petham Green Twydall

ME8 6SZ ***Permission*** 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0

Twydall

Windfall

0.43 ha **(** **46.5** **dph** **)** **(** **2015** **)**

**MC161990** Reserved Matters Houses 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0 Mr Batten

***MC405*** 1150 Port Werburgh Vicarage Lane Hoo

ME3 9TW ***Permission*** 30 0 30 **60** 0 0 0 **0** 30 0 30 **60** 0 0 0 0 0 **0** 30 0

Peninsula

Windfall

2.22 ha **(** **27.0** **dph** **)** **(** **2015** **)**

**MC133340** Full Mobile/temp homes 30 0 30 **60** 0 0 0 **0** 30 0 30 **60** 0 0 0 0 0 **0** 30 0 Residential Marine Ltd

***MC408*** 33 Former Kitchener Barracks Dock Road Chatham

ME4 ***Permissions*** 0 183 81 **264** 0 0 0 **0** 0 183 81 **264** 115 68 0 0 0 **183** 0 0

River

Windfall

4.77 ha **(** **18.4** **dph** **)** **(** **2016** **)**

**MC150081** Full Houses 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 0 J G Chatham Ltd

**MC171392** Reserved Matters Mixed Dwelling Types 0 19 78 **97** 0 0 0 **0** 0 19 78 **97** 19 0 0 0 0 **19** 0 0 Latis Ltd

**MC210412** Full Conversion to Flats 0 164 0 **164** 0 0 0 **0** 0 164 0 **164** 96 68 0 0 0 **164** 0 0 Lucy Battersby

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 11 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC430*** LAA CCB21 SLAA1138 263-269 High Street CHATHAM

ME4 4BZ ***Permissions*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 0 0 0 **0** 9 0

River

Windfall

0.03 ha **(** **155.6** **dph** **)** **(** **2016** **)**

**MC213555** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 0 0 **0** 4 0 Paul Cavill

**MC222971** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 0 **0** 5 0 Hertford Planning Service

***MC434*** 1194 Redvers Centre Glencoe Road Chatham

ME4 5QD ***Permission*** 0 0 24 **24** 0 0 0 **0** 0 0 24 **24** 0 0 0 0 0 **0** 0 0

Chatham Central

Windfall

0.3 ha **(** **80.0** **dph** **)** **(** **2017** **)**

**MC190886** Full Mainly Flats 0 0 24 **24** 0 0 0 **0** 0 0 24 **24** 0 0 0 0 0 **0** 0 0 Mr N Sait

***MC436*** 1196 The Fox 124 Ordnance Terrace Chatham

ME4 6SE ***Permission*** 0 10 3 **13** 0 0 0 **0** 0 10 3 **13** 0 0 0 0 0 **0** 10 0

Chatham Central

Windfall

0.07 ha **(** **185.7** **dph** **)** **(** **2017** **)**

**MC160654** Full Flats (Purpose built) 0 10 3 **13** 0 0 0 **0** 0 10 3 **13** 0 0 0 0 0 **0** 10 0 Mr Parkfield Estates

***MC440*** LAA LW5 SLAA1198 Newton Close Resource Centre Sultan Road Lordswood

ME5 8TJ ***Permission***  7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 7 0 0 0 **7** 0 0

Lordswood and Capstone

Windfall

0.19 ha **(** **38.9** **dph** **)** **(** **2017** **)**

**MC211403** Full Flats (Purpose built) 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 7 0 0 0 **7** 0 0 Kent Autistic Trust

***MC444*** 1202 259-261 High Street ROCHESTER

ME1 1HQ ***Permission***  0 22 0 **22** 0 0 0 **0** 0 22 0 **22** 22 0 0 0 0 **22** 0 0

River

Windfall

0.125 ha **(** **183.3** **dph** **)** **(** **2017** **)**

**MC220339** Full Flats (Purpose built) 0 22 0 **22** 0 0 0 **0** 0 22 0 **22** 22 0 0 0 0 **22** 0 0 Goizari NG-Architect

***MC450*** 532 94-100 High Street Chatham

ME4 4DS ***Permission*** 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 16 0 0 0 0 **16** 0 0

River

Windfall

0.075 ha **(** **213.3** **dph** **)** **(** **2017** **)**

**MC161847** Full Conversion to Flats 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 16 0 0 0 0 **16** 0 0 Mighty Rhino Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 12 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC453*** LAA GS23 SLAA1207 The Yard 1A Milton Road Gillingham

ME7 5LP ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0

Gillingham South

Windfall

0.036 ha **(** **138.9** **dph** **)** **(** **2017** **)**

**MC211220** Full Flats (Purpose built) 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0 Mr Ozgur Eriten

***MC456*** 757 Land at Cross Street Chatham

***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

River

Allocation

0.76 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***MC457*** 680 Corner of Luton Road and Castle Road Land between 142 and 152 Luton Road Luton

ME4 5BP ***Permission*** 0 0 16 **16** 0 0 0 **0** 0 0 16 **16** 0 0 0 0 0 **0** 0 0

Luton and Wayfield

Windfall

0.065 ha **(** **246.2** **dph** **)** **(** **2009** **)**

**MC212644** Full Flats (Purpose built) 0 0 16 **16** 0 0 0 **0** 0 0 16 **16** 0 0 0 0 0 **0** 0 0 Haredv Singh

***MC469*** 1336 The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM

ME7 4RY ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

Gillingham South

Windfall

0.06 ha **(** **128.6** **dph** **)** **(** **2019** **)**

**MC212512** Full Flats (Purpose built) 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 Mr Darren Turner

***MC472*** 1231 St Paulinus Church Manor Street Brompton

ME7 5AW ***Permission*** 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0

River

Windfall

0.02 ha **(** **300.0** **dph** **)** **(** **2018** **)**

**MC170444** Full Conversion to Flats 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0 NW Properties Ltd

***MC474*** 1242 78 John Street ROCHESTER

ME1 1YW ***Permission*** 4 0 12 **16** 0 0 0 **0** 4 0 12 **16** 0 0 0 0 0 **0** 0 0

Rochester East

Windfall

0.03 ha **(** **200.0** **dph** **)** **(** **2018** **)**

**MC174128** Full Conversion to Flats 4 0 12 **16** 0 0 0 **0** 4 0 12 **16** 0 0 0 0 0 **0** 0 0 Singh & Asonic UK Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 13 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC477*** LAA CCB41 SLAA915 5 Otway Terrace Chatham

ME4 5JU ***Permission*** 8 0 0 **8** 1 0 0 **1** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Chatham Central

Windfall

0.07 ha **(** **100.0** **dph** **)** **(** **2010** **)**

**MC213333** Full Flats (Purpose built) 8 0 0 **8** 1 0 0 **1** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Mr C Davenport

***MC479*** 1235 149-151 High Street CHATHAM

ME4 4BA ***Permissions*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

River

Windfall

0.1 ha **(** **45.0** **dph** **)** **(** **2018** **)**

**MC172826** Full Conversion to Flats 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0 Trentpeak Ltd

**MC191577** Full Flats (Purpose built) 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0 0 RPR Planning Ltd

***MC482*** 493 R/O 5 New Road Fronting The Paddock Chatham

ME4 4QL ***Permission*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 7 0 0 0 0 **7** 0 0

River

Windfall

0.06 ha **(** **116.7** **dph** **)** **(** **2009** **)**

**MC170093** Full Flats (Purpose built) 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 7 0 0 0 0 **7** 0 0 Mr T Gross

***MC483*** 493 Rear of 7-13 New Road Fronting The Paddock Chatham

ME4 4QL ***Permission*** 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0

River

Windfall

0.09 ha **(** **155.6** **dph** **)** **(** **2001** **)**

**MC170092** Full Flats (Purpose built) 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0 Rexel Estates Ltd

***MC485*** 462 9 Cross Street Chatham

ME4 4LT ***Permission*** 0 0 13 **13** 0 0 0 **0** 0 0 13 **13** 0 0 0 0 0 **0** 0 0

River

Windfall

0.0749 ha **(** **173.3** **dph** **)** **(** **2006** **)**

**MC171074** Full Flats (Purpose built) 0 0 13 **13** 0 0 0 **0** 0 0 13 **13** 0 0 0 0 0 **0** 0 0 Fusion Developers

***MC487*** LAA SR47 SLAA736 Fleet House Upnor Road Lower Upnor

ME5 9FD ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Strood Rural

Windfall

0.164 ha **(** **42.7** **dph** **)** **(** **2018** **)**

**MC172272** Full Mainly Houses 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 The Patman Trust

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 14 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC488*** 707 Former NHS Walk in Centre 547-553 Canterbury Street Gillingham

ME7 5LF ***Permission*** 0 24 0 **24** 0 0 0 **0** 0 24 0 **24** 24 0 0 0 0 **24** 0 0

Gillingham South

Windfall

0.31 ha **(** **77.4** **dph** **)** **(** **2018** **)**

**MC200559** Full Flats (Purpose built) 0 24 0 **24** 0 0 0 **0** 0 24 0 **24** 24 0 0 0 0 **24** 0 0 Maya Al-Khalil

***MC495*** LAA CCB19 SLAA1331 1-3 Rhode Street CHATHAM

ME4 4AL ***Permission*** 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 13 0 0 0 **13** 0 0

River

Windfall

0.037 ha **(** **351.4** **dph** **)** **(** **2019** **)**

**MC202901** Full Conversion to Flats 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 13 0 0 0 **13** 0 0 Mr Singh

***MC496*** LAA CCB9 SLAA1330 21-23 New Road CHATHAM

ME4 4QJ ***Permission*** 32 0 0 **32** 0 0 0 **0** 32 0 0 **32** 0 0 0 0 32 **32** 0 0

River

Windfall

0.09 ha **(** **355.6** **dph** **)** **(** **2019** **)**

**MC180715** Full Conversion to Flats 32 0 0 **32** 0 0 0 **0** 32 0 0 **32** 0 0 0 0 32 **32** 0 0 Mr Smith

***MC497*** LAA CCB8 SLAA1344 Mountbatten House 28 Military Road CHATHAM

ME4 4JE ***Permission*** 164 0 0 **164** 0 0 0 **0** 164 0 0 **164** 0 0 0 164 0 **164** 0 0

River

Windfall

0.12 ha **(** **630.8** **dph** **)** **(** **2019** **)**

**MC203237** Full Conversion to Flats 164 0 0 **164** 0 0 0 **0** 164 0 0 **164** 0 0 0 164 0 **164** 0 0 Emma Hawkes

***MC500*** 1328 Anchorage House 47-61 High Street CHATHAM

ME4 4QG ***Permission*** 0 81 0 **81** 0 0 0 **0** 0 81 0 **81** 81 0 0 0 0 **81** 0 0

River

Windfall

0.45 ha **(** **180.0** **dph** **)** **(** **2019** **)**

**MC201625** Full Conversion to Flats 0 81 0 **81** 0 0 0 **0** 0 81 0 **81** 81 0 0 0 0 **81** 0 0 Miss Nadine James

***MC502*** 700 Pullman House 90 Corporation Street ROCHESTER

ME1 1NH ***Permission***  0 64 0 **64** 0 0 0 **0** 0 64 0 **64** 64 0 0 0 0 **64** 0 0

Rochester West

Windfall

0.21 ha **(** **320.0** **dph** **)** **(** **2019** **)**

**MC182309** Full Flats (Purpose built) 0 64 0 **64** 0 0 0 **0** 0 64 0 **64** 64 0 0 0 0 **64** 0 0 Leander Homes Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 15 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC505*** 219 142 Napier Road Gillingham

ME7 4HG ***Permissions*** 0 2 9 **11** 0 0 0 **0** 0 2 9 **11** 2 0 0 0 0 **2** 0 0

Gillingham South

Large Site

0.45 ha **(** **11.6** **dph** **)** **(** **1997** **)**

**MC180176** Full Houses 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Mr Gill

**MC210088** Full Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 0 Mr Raj Gill

***MC506*** 1156 Former Timber Merchants and land behind 13-15 Borough Road Gillingham

ME7 4LS ***Permission*** 2 6 0 **8** 0 0 0 **0** 2 6 0 **8** 0 0 0 0 0 **0** 8 0

Gillingham South

Large Site

0.21 ha **(** **38.1** **dph** **)** **(** **1997** **)**

**MC201193** Full Houses 2 6 0 **8** 0 0 0 **0** 2 6 0 **8** 0 0 0 0 0 **0** 8 0 Mr Abul Azad

***MC516*** 1043 & 1044 Land at White House Farm Stoke Road Hoo

ME3 9BH ***Permission*** 10 33 22 **65** 0 0 0 **0** 10 33 22 **65** 36 7 0 0 0 **43** 0 0

Peninsula

Unidentified gf

2.79 ha **(** **23.3** **dph** **)** **(** **2019** **)**

**MC191736** Reserved Matters Mainly Houses 10 33 22 **65** 0 0 0 **0** 10 33 22 **65** 36 7 0 0 0 **43** 0 0 David Stewart Jones Homes (Southern)

Ltd

***MC519*** LAA CCB38 SLAA1329 346a High Street CHATHAM

ME4 4NP ***Permissions*** 8 0 19 **27** 0 0 0 **0** 8 0 19 **27** 0 0 8 0 0 **8** 0 0

River

Windfall

0.071 ha **(** **94.7** **dph** **)** **(** **2019** **)**

**MC183299** Full Conversion to Flats 0 0 10 **10** 0 0 0 **0** 0 0 10 **10** 0 0 0 0 0 **0** 0 0 Mr D Konuralp

**MC183670** Full Conversion to Flats 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr D Konuralp

**MC193258** Full Conversion to Flats 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 0 Insight Architects

**MC220491** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Insight Architects

***MC523*** 1323 52 - 54 Green Street GILLINGHAM

ME7 1XA ***Permissions*** 4 0 3 **7** 0 0 0 **0** 4 0 3 **7** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.02 ha **(** **171.4** **dph** **)** **(** **2017** **)**

**MC154164** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 0 0 Mr Brar DLM Investments Limited

**MC154170** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 0 0 Mr D Brar DLM Investments Ltd

**MC200330** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr Diljit Brar

**MC200780** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 0 Mr Diljit Brar

***MC525*** 1334 179-181 Maidstone Road ROCHESTER

ME1 1SF ***Permission*** 0 6 0 **6** 0 1 0 **1** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Rochester East

Windfall

0.039 ha **(** **128.2** **dph** **)** **(** **2019** **)**

**MC190111** Full Conversion to Flats 0 6 0 **6** 0 1 0 **1** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Mr & Mrs M Swann

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 16 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC527*** LAA AS10 SLAA1350 White Horse Public House The Street Stoke

ME3 9RT ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0

Peninsula

Windfall

0.18 ha **(** **27.8** **dph** **)** **(** **2006** **)**

**MC210192** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0 Mr Anthony Martin

***MC531*** 1183 R/O 30-40 High Street Britton Farm Car Park Jeffery Street Gillingham

ME7 1DE ***Permission*** 0 44 0 **44** 0 0 0 **0** 0 44 0 **44** 0 44 0 0 0 **44** 0 0

Gillingham North

Windfall

0.16 ha **(** **275.0** **dph** **)** **(** **2019** **)**

**MC190008** Full Flats (Purpose built) 0 44 0 **44** 0 0 0 **0** 0 44 0 **44** 0 44 0 0 0 **44** 0 0 Medway Development Co Ltd

***MC532*** 249 London Road Rainham

ME8 6YR ***Permissions*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 0 7 0 0 **7** 0 0

Rainham Central

Windfall

0.12 ha **(** **29.2** **dph** **)** **(** **2020** **)**

**MC191964** Full Conversion to Flats 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 0 0 6 0 0 **6** 0 0 Mr A Kandelia

**MC203159** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 1 0 0 **1** 0 0 Mr Amit Kandelia

***MC533*** 1326 224-228 Nelson Road Gillingham

ME7 4LU ***Permission*** 0 1 4 **5** 0 0 0 **0** 0 1 4 **5** 1 0 0 0 0 **1** 0 0

Gillingham South

Windfall

0.06 ha **(** **83.3** **dph** **)** **(** **2011** **)**

**MC161505** Full Conversion to Flats 0 1 4 **5** 0 0 0 **0** 0 1 4 **5** 1 0 0 0 0 **1** 0 0 Mr H Chakkar

***MC536*** 72-75 Maida Road & 1-7 Alfred Close Luton

ME4 5EE ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Luton and Wayfield

Windfall

0.11 ha **(** **45.5** **dph** **)** **(** **2020** **)**

**MC190286** Full Flats (Purpose built) 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 MHS

***MC537*** 39 part The former Dog and Bone 21 Jeffery Street Gillingham

ME7 1DE ***Permission*** 0 24 0 **24** 0 0 0 **0** 0 24 0 **24** 24 0 0 0 0 **24** 0 0

Gillingham North

Windfall

0.15 ha **(** **160.0** **dph** **)** **(** **2020** **)**

**MC182448** Full Flats (Purpose built) 0 24 0 **24** 0 0 0 **0** 0 24 0 **24** 24 0 0 0 0 **24** 0 0 Architectural Design Point Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 17 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC540*** 956 Shipwrights Arms 44-45 Hills Terrace Chatham

ME4 6PX ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Chatham Central

Windfall

0.026 ha **(** **192.3** **dph** **)** **(** **2010** **)**

**MC191336** Full Conversion to Flats 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Mr Waliur Rahman Chowdhury

***MC542*** Land adj 18 Hampshire Close Chatham

ME5 7SG ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

Princes Park

Windfall

0.19 ha **(** **47.4** **dph** **)** **(** **2020** **)**

**MC190215** Full Flats (Purpose built) 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 MHS

***MC545*** 4a Luton Road Luton

ME4 5AA ***Permission*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0

Luton and Wayfield

Windfall

0.018 ha **(** **388.9** **dph** **)** **(** **2018** **)**

**MC181666** Full Conversion to Flats 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0 Mr Omar Devici

***MC546*** LAA CCB3 Cambridge House 1 Cambridge Terrace CHATHAM

ME4 4RG ***Permission*** 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 13 0 0 0 **13** 0 0

River

Windfall

0.03 ha **(** **433.3** **dph** **)** **(** **2020** **)**

**MC202905** Full Conversion to Flats 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 13 0 0 0 **13** 0 0 Mr Phillip Matthewman

***MC547*** R/O 12 New Road Ave Gundulph Road Chatham

ME4 6BB ***Permission*** 0 10 0 **10** 0 0 0 **0** 0 10 0 **10** 10 0 0 0 0 **10** 0 0

River

Windfall

0.045 ha **(** **222.2** **dph** **)** **(** **2020** **)**

**MC183209** Full Flats (Purpose built) 0 10 0 **10** 0 0 0 **0** 0 10 0 **10** 10 0 0 0 0 **10** 0 0 Cheffins Planning & Development

***MC550*** LAA RWB19 SLAA822 Bardell Terrace Rochester

ME1 1NG ***Permission*** 331 0 0 **331** 0 0 0 **0** 331 0 0 **331** 0 0 74 107 150 **331** 0 0

River

Windfall

4 ha **(** **82.8** **dph** **)** **(** **2020** **)**

**MC190038** Full Flats (Purpose built) 331 0 0 **331** 0 0 0 **0** 331 0 0 **331** 0 0 74 107 150 **331** 0 0 Quinn Estates Ltd & Classicus Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 18 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC551*** Land rear of British Pilot Hotel Avery Way Allhallows

ME3 9QW ***Permissions*** 1 11 0 **12** 0 0 0 **0** 1 11 0 **12** 6 6 0 0 0 **12** 0 0

Peninsula

Windfall

0.34 ha **(** **24.5** **dph** **)** **(** **2020** **)**

**MC210921** Full Conversion to Flats 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 0 5 0 0 0 **5** 0 0 Miss Brie Foster Peacock + Smith

***MC553*** 33 Richard Street CHATHAM

ME4 4AH ***Permission*** 4 5 0 **9** 0 0 0 **0** 4 5 0 **9** 5 4 0 0 0 **9** 0 0

River

Windfall

0.023 ha **(** **391.3** **dph** **)** **(** **2007** **)**

**MC191074** Full Conversion to Flats 4 5 0 **9** 0 0 0 **0** 4 5 0 **9** 5 4 0 0 0 **9** 0 0 Invent Architecture Ltd

***MC556*** 4, 16, 20 and 22 High Street Rainham

ME8 7JE ***Permission*** 0 55 0 **55** 0 4 0 **4** 0 51 0 **51** 51 0 0 0 0 **51** 0 0

Rainham Central

Windfall

0.47 ha **(** **104.1** **dph** **)** **(** **2020** **)**

**MC201531** Full Flats (Purpose built) 0 55 0 **55** 0 4 0 **4** 0 51 0 **51** 51 0 0 0 0 **51** 0 0 Churchill Retirement Living Ltd

***MC558*** LAA RN18 76 Station Road Rainham

ME8 7PJ ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Rainham North

Windfall

0.056 ha **(** **142.9** **dph** **)** **(** **2020** **)**

**MC190298** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Mr Gary Harrison

***MC565*** 55 Marlborough Road Gillingham

ME7 5HB ***Permission*** 0 0 34 **34** 0 0 0 **0** 0 0 34 **34** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.14 ha **(** **242.9** **dph** **)** **(** **2020** **)**

**MC213198** Full Flats (Purpose built) 0 0 34 **34** 0 0 0 **0** 0 0 34 **34** 0 0 0 0 0 **0** 0 0 Mr Paul Giles

***MC567*** 159-161 High Street CHATHAM

ME4 4BA ***Permission***  0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Windfall

0.0787 ha **(** **114.4** **dph** **)** **(** **2020** **)**

**MC193050** Full Conversion to Flats 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Synergy

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 19 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC568*** Garages adj to Lynsted Road Twydall

ME8 6LT ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Twydall

Windfall

0.149 ha **(** **33.6** **dph** **)** **(** **2020** **)**

**MC193104** Full Houses 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 HMY

River

***MC570*** 759 Car Park Whiffens Avenue Chatham

ME4 4TR ***Permission*** 0 107 8 **115** 0 0 0 **0** 0 107 8 **115** 107 0 0 0 0 **107** 0 0

River

Windfall

0.56 ha **(** **205.4** **dph** **)** **(** **2020** **)**

**MC182406** Full Flats (Purpose built) 0 107 8 **115** 0 0 0 **0** 0 107 8 **115** 107 0 0 0 0 **107** 0 0 Medway Development Company

***MC571*** LAA L7 272-274 Luton Road Luton

ME4 5BU ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 6 0 0 0 **6** 0 0

Luton and Wayfield

Windfall

0.035 ha **(** **171.4** **dph** **)** **(** **2021** **)**

**MC192949** Outline Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 6 0 0 0 **6** 0 0 Ubique Architects

***MC572*** LAA SNF27 24 Gun Lane Strood

ME2 4UJ ***Permission***  8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 8 0 0 0 **8** 0 0

Strood North

Windfall

0.0322 ha **(** **266.7** **dph** **)** **(** **2022** **)**

**MC210675** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 8 0 0 0 **8** 0 0 PR2 Developments Limited

***MC576*** 55 Green Street GILLINGHAM

ME7 1AE ***Permission*** 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 2 **2** 0 0

Gillingham South

Windfall

0.03 ha **(** **100.0** **dph** **)** **(** **2018** **)**

**MC192743** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 2 **2** 0 0 Tudor Agencies

***MC577*** LAA SW1 SLAA1135 Garage Site Rear of 23-29 Seagull Road Strood

ME2 2SQ ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 12 0 0 0 **12** 0 0

Strood South

Windfall

0.167 ha **(** **71.9** **dph** **)** **(** **2021** **)**

**MC201192** Full Flats (Purpose built) 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 12 0 0 0 **12** 0 0 mhs c/o Mr Craig Dobson

RDA Consulting Architects

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 20 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC579*** 11 Railway Street GILLINGHAM

ME7 1XF ***Permission*** 0 0 5 **5** 0 0 1 **1** 0 0 4 **4** 0 0 0 0 0 **0** 0 0

Gillingham North

Windfall

0.03 ha **(** **133.3** **dph** **)** **(** **2021** **)**

**MC200817** Full Conversion to Flats 0 0 5 **5** 0 0 1 **1** 0 0 4 **4** 0 0 0 0 0 **0** 0 0 Mr D Konuralp

***MC582*** The Westcourt Arms 172 Canterbury Street GILLINGHAM

ME7 5UL ***Permissions*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 0 9 0 0 0 **9** 0 0

Gillingham South

Windfall

0.0475 ha **(** **94.7** **dph** **)** **(** **2021** **)**

**MC193161** Full Conversion to Flats 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0 Mr D Konuralp

**MC202484** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 2 0 0 0 **2** 0 0 Mr D Konuralp

***MC583*** LAA GS8 2-4 Canterbury Street GILLINGHAM

ME7 5TW ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 0 0 **0** 6 0

Gillingham South

Windfall

0.02 ha **(** **300.0** **dph** **)** **(** **2021** **)**

**MC202108** Full Conversion to Flats 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 0 0 **0** 6 0 Mr John Collins

***MC586*** Former Victoria Cross Public House 614 Lordswood Lane Lordswood

ME5 8QX ***Permission*** 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 8 0 0 0 0 **8** 0 0

Walderslade

Windfall

0.2 ha **(** **40.0** **dph** **)** **(** **2021** **)**

**MC193109** Full Flats (Purpose built) 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 8 0 0 0 0 **8** 0 0 Mr Matthew Hannon

***MC589*** 26-36 Ivy Street Rainham

ME8 8BE ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Rainham North

Windfall

0.075 ha **(** **66.7** **dph** **)** **(** **2020** **)**

**MC200827** Full Houses 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Lynsted Developments Ltd

***MC590*** 107 Station Road Rainham

ME8 7SE ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Rainham North

Windfall

0.025 ha **(** **200.0** **dph** **)** **(** **2022** **)**

**MC211551** Full Mainly Houses 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr Gary Harrison

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 21 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC592*** Garden Service Station Frindsbury Hill Wainscott

ME2 4JR ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 0 0 **0** 0 0

Strood North

Windfall

0.08 ha **(** **75.0** **dph** **)** **(** **2021** **)**

**MC202861** Outline Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 0 0 **0** 0 0 Mr Gregory Bunce

***MC593*** 25a Frindsbury Road Frindsbury

ME2 4TA ***Permission*** 6 0 0 **6** 2 0 0 **2** 4 0 0 **4** 0 4 0 0 0 **4** 0 0

Strood North

Windfall

0.0145 ha **(** **266.7** **dph** **)** **(** **2021** **)**

**MC201318** Full Flats (Purpose built) 6 0 0 **6** 2 0 0 **2** 4 0 0 **4** 0 4 0 0 0 **4** 0 0 Mr Amrik Singh

***MC594*** Prince Regent House Quayside Chatham Maritime

ME4 4QZ ***Permission*** 0 27 0 **27** 0 0 0 **0** 0 27 0 **27** 27 0 0 0 0 **27** 0 0

River

Windfall

0.23 ha **(** **117.4** **dph** **)** **(** **2021** **)**

**MC200613** Full Conversion to Flats 0 27 0 **27** 0 0 0 **0** 0 27 0 **27** 27 0 0 0 0 **27** 0 0 Mr Daniel Joint

***MC595*** 180 High Street CHATHAM

ME4 4AS ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

River

Windfall

0.01 ha **(** **500.0** **dph** **)** **(** **2021** **)**

**MC200901** Full Conversion to Flats 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 T Has

***MC597*** 144 St Bartholomews Hospital New Road Rochester

ME1 1DS ***Permission*** 0 69 86 **155** 0 0 0 **0** 0 69 86 **155** 0 69 0 0 0 **69** 0 0

River

Windfall

1.17 ha **(** **142.2** **dph** **)** **(** **2021** **)**

**MC192709** Full Mainly Flats 0 69 86 **155** 0 0 0 **0** 0 69 86 **155** 0 69 0 0 0 **69** 0 0 Miss Kate Goldie

***MC598*** 1146 Royal Sovereign House Quayside Chatham

ME4 4QU ***Permission*** 0 0 45 **45** 0 0 0 **0** 0 0 45 **45** 0 0 0 0 0 **0** 0 0

River

Windfall

0.42 ha **(** **107.1** **dph** **)** **(** **2021** **)**

**MC212253** Full Conversion to Flats 0 0 45 **45** 0 0 0 **0** 0 0 45 **45** 0 0 0 0 0 **0** 0 0 Joint Base Limited

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 22 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC600*** LAA LW3 Hallwood House Kestrel Road Lordswood

ME5 8TQ ***Permission*** 46 0 0 **46** 29 0 0 **29** 17 0 0 **17** 0 17 0 0 0 **17** 0 0

Lordswood and Capstone

Windfall

0.27 ha **(** **63.0** **dph** **)** **(** **2021** **)**

**MC200221** Full Sheltered Housing 46 0 0 **46** 29 0 0 **29** 17 0 0 **17** 0 17 0 0 0 **17** 0 0 Mr Oliver Morse

***MC601*** LAA SNF32 22 & 24 St Marys Road Strood

ME2 4DF ***Permission*** 8 0 0 **8** 2 0 0 **2** 6 0 0 **6** 0 6 0 0 0 **6** 0 0

Strood North

Windfall

0.025 ha **(** **240.0** **dph** **)** **(** **2021** **)**

**MC202783** Full Conversion to Flats 8 0 0 **8** 2 0 0 **2** 6 0 0 **6** 0 6 0 0 0 **6** 0 0 Mr Nigel Timon

***MC602*** 1269 Holly Lodge & Tudor Lodge Chattenden Lane Chattenden

ME3 8NL ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0

Strood Rural

Windfall

0.81 ha **(** **11.1** **dph** **)** **(** **2021** **)**

**MC201471** Full Houses 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0 Mr N. Herbert & Mr & Mrs Herbert

***MC603*** LAA GS33 SLAA853 97- 111 Rainham Road Gillingham

ME7 5NQ ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 0 0 0 **0** 12 0

Gillingham South

Windfall

0.24 ha **(** **50.0** **dph** **)** **(** **2021** **)**

**MC192446** Outline Flats (Purpose built) 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 0 0 0 **0** 12 0 Dr A Jha

***MC604*** LAA CHR6 SLAA352 Land adjacent to Balancing Pond St Andrews Park Halling

ME2 1AW ***Permission*** 88 0 0 **88** 0 0 0 **0** 88 0 0 **88** 0 0 0 0 88 **88** 0 0

Cuxton and Halling

Windfall

0.326 ha **(** **269.9** **dph** **)** **(** **2009** **)**

**MC190994** Full Flats (Purpose built) 88 0 0 **88** 0 0 0 **0** 88 0 0 **88** 0 0 0 0 88 **88** 0 0 Rapport Housing Care and A N

Development

***MC605*** LAA RWB15 SLAA726 St Clements House Corporation Street Rochester

ME1 1NL ***Permission*** 44 0 0 **44** 21 0 0 **21** 23 0 0 **23** 0 23 0 0 0 **23** 0 0

Rochester West

Windfall

0.27 ha **(** **85.2** **dph** **)** **(** **2021** **)**

**MC200932** Full Flats (Purpose built) 44 0 0 **44** 21 0 0 **21** 23 0 0 **23** 0 23 0 0 0 **23** 0 0 Kate Goldie

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 23 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC606*** 2 North Street Strood

ME2 4SH ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Strood North

Windfall

0.03 ha **(** **166.7** **dph** **)** **(** **2021** **)**

**MC203169** Full Flats (Purpose built) 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr Joe Alderman

***MC612*** Chatham House 14 New Road Chatham

ME4 4QR ***Permission*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0

Chatham Central

Windfall

0.04 ha **(** **175.0** **dph** **)** **(** **2022** **)**

**MC211899** Full Conversion to Flats 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0 Mr P Deoclises

***MC614*** RWB11 1-4 Eastgate Court Rochester

ME1 1EU ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0

Rochester West

Windfall

0.042 ha **(** **119.0** **dph** **)** **(** **2022** **)**

**MC202815** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 M Singh

***MC615*** LAA CCB24 SLAApart 1313 287-289 High Street Chatham

ME4 4BN ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0

River

Windfall

0.02 ha **(** **450.0** **dph** **)** **(** **2022** **)**

**MC210603** Full Conversion to Flats 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0 A Naseeri

***MC616*** 39 Railway Street Chatham

ME4 4RH ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

River

Windfall

0.03 ha **(** **166.7** **dph** **)** **(** **2022** **)**

**MC210503** Full Conversion to Flats 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 M Panesar

***MC617*** Charwood 239 Walderslade Road Walderslade

ME5 0NQ ***Permission*** 3 0 2 **5** 1 0 0 **1** 2 0 2 **4** 0 2 0 0 0 **2** 0 0

Walderslade

Windfall

0.16 ha **(** **25.0** **dph** **)** **(** **2022** **)**

**MC210903** Full Houses 3 0 2 **5** 1 0 0 **1** 2 0 2 **4** 0 2 0 0 0 **2** 0 0 Christopher Holroyd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 24 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC619*** LAA SNF23 100- 110 High Street Strood

ME2 4TS ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 8 0 0 0 **8** 0 0

Strood North

Windfall

0.07 ha **(** **114.3** **dph** **)** **(** **2022** **)**

**MC210370** Full Conversion to Flats 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 8 0 0 0 **8** 0 0 Joe Alderman

***MC620*** LAA GS4 SLAA886 4 Fox Street & 5-7 Mill Road GILLINGHAM

ME7 1HL ***Permission*** 24 0 0 **24** 0 0 0 **0** 24 0 0 **24** 0 0 0 24 0 **24** 0 0

Gillingham North

Windfall

0.09 ha **(** **266.7** **dph** **)** **(** **2022** **)**

**MC220116** Full Flats (Purpose built) 24 0 0 **24** 0 0 0 **0** 24 0 0 **24** 0 0 0 24 0 **24** 0 0 Mr O Kocak

***MC622*** LAA GS30 Doctors Surgery 19 Railway Street Gillingham

ME7 1XQ ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Gillingham North

Windfall

0.04 ha **(** **125.0** **dph** **)** **(** **2022** **)**

**MC213111** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Dr S Bhasme

***MC625*** GS7 22-32 Canterbury Street GILLINGHAM

ME7 5TX ***Permission*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 14 0 0 **14** 0 0

Gillingham South

Windfall

0.08 ha **(** **175.0** **dph** **)** **(** **2022** **)**

**MC210993** Full Flats (Purpose built) 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 14 0 0 **14** 0 0 Mr Joe Selby

***MC626*** GS6 60-64 Canterbury Street GILLINGHAM

ME7 5UJ ***Permissions*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Gillingham South

Windfall

0.02 ha **(** **125.0** **dph** **)** **(** **2022** **)**

**MC211017** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 0 Tina Mcfadzean Insight Architects

**MC211035** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 0 Tina McFadzean Insight Architects

***MC627*** LAA RN25 SLAA1284 Pampa House Station Road Rainham

ME8 7UF ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0

Rainham North

Windfall

0.22 ha **(** **22.7** **dph** **)** **(** **2022** **)**

**MC211108** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Mr Bhupinder Binning

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 25 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC628*** 26 Longley Road Rainham

ME8 7RT ***Permission*** 0 9 0 **9** 0 1 0 **1** 0 8 0 **8** 8 0 0 0 0 **8** 0 0

Rainham North

Windfall

0.07 ha **(** **114.3** **dph** **)** **(** **2022** **)**

**MC222033** Full Flats (Purpose built) 0 9 0 **9** 0 1 0 **1** 0 8 0 **8** 8 0 0 0 0 **8** 0 0 Ms Sophie Knott

***MC629*** 295 High Street Rainham

ME8 8DS ***Permission*** 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0

Rainham South

Windfall

0.066 ha **(** **90.9** **dph** **)** **(** **2022** **)**

**MC210350** Full Flats (Purpose built) 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0 Ms J Bond

***MC630*** LAA RN11 Kingdom Hall Bloors Lane Rainham

ME8 7DS ***Permission*** 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 20 0 0 0 **20** 0 0

Twydall

Windfall

0.7 ha **(** **25.0** **dph** **)** **(** **1997** **)**

**MC221875** Full Houses 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 20 0 0 0 **20** 0 0 Mr C Loughead

***MC631*** LAA SR48 SLAA735 Patmans Wharf Upnor Road Upnor

ME2 4UP ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood Rural

Windfall

0.2 ha **(** **40.0** **dph** **)** **(** **2023** **)**

**MC192361** Full Mainly Houses 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Alan Patman

***MC633*** LAA SR25 SLAA1088 West of Parsonage Lane Frindsbury

ME2 4 ***Permission*** 181 0 0 **181** 0 0 0 **0** 181 0 0 **181** 0 50 50 50 31 **181** 0 0

Strood Rural

Unidentified gf

17 ha **(** **27.4** **dph** **)** **(** **2022** **)**

**MC210302** Other Major Mainly Houses 181 0 0 **181** 0 0 0 **0** 181 0 0 **181** 0 50 50 50 31 **181** 0 0 Tim Spicer

***MC634*** LAA W12 Unit 037 Bailey Drive GILLINGHAM

ME8 0PZ ***Permission*** 44 0 0 **44** 0 0 0 **0** 44 0 0 **44** 0 0 0 0 0 **0** 0 0

Watling

Windfall

0.68 ha **(** **64.7** **dph** **)** **(** **2023** **)**

**MC212101** Full Conversion to Flats 44 0 0 **44** 0 0 0 **0** 44 0 0 **44** 0 0 0 0 0 **0** 0 0 Ms Rachel Glenister

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 26 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC635*** LAA W7 Canada House Barnsole Road Gillingham

ME7 4JL ***Permission*** 21 0 0 **21** 0 0 0 **0** 21 0 0 **21** 0 0 21 0 0 **21** 0 0

Watling

Windfall

0.38 ha **(** **55.3** **dph** **)** **(** **2022** **)**

**MC212015** Full Conversion to Flats 21 0 0 **21** 0 0 0 **0** 21 0 0 **21** 0 0 21 0 0 **21** 0 0 Mr Qasim Shah

***MC636*** LAA CCB31 SLAA0757 Land Bounded by the Brook Car Park Queen Street Chatham

ME4 4 ***Permission*** 179 0 0 **179** 0 0 0 **0** 179 0 0 **179** 0 0 179 0 0 **179** 0 0

River

Windfall

0.7 ha **(** **255.7** **dph** **)** **(** **2022** **)**

**MC202782** Full Flats (Purpose built) 179 0 0 **179** 0 0 0 **0** 179 0 0 **179** 0 0 179 0 0 **179** 0 0 Creval Ltd

***MC637*** 1332 9-11 The Brook Chatham

ME4 4LG ***Permission*** 8 0 2 **10** 0 0 0 **0** 8 0 2 **10** 0 0 0 0 0 **0** 0 0

River

Windfall

0.06 ha **(** **166.7** **dph** **)** **(** **2013** **)**

**MC173836** Full Conversion to Flats 8 0 2 **10** 0 0 0 **0** 8 0 2 **10** 0 0 0 0 0 **0** 0 0 Mr G Peters

***MC638*** 170 High Street GILLINGHAM

ME7 1AJ ***Permission***  0 7 0 **7** 0 1 0 **1** 0 6 0 **6** 6 0 0 0 0 **6** 0 0

Gillingham North

Windfall

0.06 ha **(** **200.0** **dph** **)** **(** **2023** **)**

**MC212861** Full Conversion to Flats 0 7 0 **7** 0 1 0 **1** 0 6 0 **6** 6 0 0 0 0 **6** 0 0 Mr Tim Waters

***MC640*** LAA LW2 419 Walderslade Road Walderslade

ME5 9LL ***Permission*** 18 0 0 **18** 0 0 0 **0** 18 0 0 **18** 0 0 18 0 0 **18** 0 0

Walderslade

Windfall

0.12 ha **(** **150.0** **dph** **)** **(** **2019** **)**

**MC201632** Full Flats (Purpose built) 18 0 0 **18** 0 0 0 **0** 18 0 0 **18** 0 0 18 0 0 **18** 0 0 Urban Surveying & Design Ltd

***MC643*** 831 4 Balmoral Road Gillingham

ME7 4PG ***Permission*** 0 6 0 **6** 0 1 0 **1** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Gillingham South

Windfall

0.026 ha **(** **192.3** **dph** **)** **(** **2023** **)**

**MC220166** Full Flats (Purpose built) 0 6 0 **6** 0 1 0 **1** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Mr Gurpal Singh

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 27 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC645*** LAA GS14 105-107 High Street GILLINGHAM

ME7 1BL ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 6 0 **6** 0 0

Gillingham South

Windfall

0.03 ha **(** **200.0** **dph** **)** **(** **2023** **)**

**MC221091** Outline Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 0 6 0 **6** 0 0 Ganco Holdings Ltd

***MC646*** LAA SNF31 70-76 High Street Strood

ME2 4AR ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood North

Windfall

0.03 ha **(** **266.7** **dph** **)** **(** **2023** **)**

**MC220108** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 P R Architecture

***MC647*** LAA SNF24 13-17 North Street Strood

ME2 4SL ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Strood North

Windfall

0.05 ha **(** **140.0** **dph** **)** **(** **2023** **)**

**MC221200** Full Flats (Purpose built) 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Architecture Design Ltd

***MC648*** 31-35 Balmoral Road GILLINGHAM

ME7 4QB ***Permissions***  4 0 2 **6** 0 0 0 **0** 4 0 2 **6** 0 0 0 4 0 **4** 0 0

Gillingham South

Windfall

0.04 ha **(** **200.0** **dph** **)** **(** **2021** **)**

**MC203029** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr P Sparks

**MC210592** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr P Sparks

**MC220997** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0 0 Mr P Sparks

***MC649*** LAA CCB43 Waterside Court Maritime Way Chatham

ME4 4TR ***Permissions*** 60 0 0 **60** 0 0 0 **0** 60 0 0 **60** 0 0 60 0 0 **60** 0 0

River

Windfall

1.3 ha **(** **142.9** **dph** **)** **(** **2023** **)**

**MC212219** Full Flats (Purpose built) 40 0 0 **40** 0 0 0 **0** 40 0 0 **40** 0 0 40 0 0 **40** 0 0 Avison Young

**MC212220** Full Flats (Purpose built) 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0 Avison Young

***MC650*** LAA CCB20 SLAA1315 Former Trafalgar Centre & Multi Storey Car Park High Street Chatham

ME4 4AL ***Permission*** 175 0 0 **175** 0 0 0 **0** 175 0 0 **175** 0 0 0 175 0 **175** 0 0

River

Windfall

0.65 ha **(** **269.2** **dph** **)** **(** **2023** **)**

**MC213671** Outline Flats (Purpose built) 175 0 0 **175** 0 0 0 **0** 175 0 0 **175** 0 0 0 175 0 **175** 0 0 Terance Butler Real Estates

Developments

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 28 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC651*** LAA CCB17 SLAA1133 Land Rear of 247-253 High Street Chatham

ME4 4BJ ***Permission*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 14 0 0 **14** 0 0

River

Windfall

0.05 ha **(** **280.0** **dph** **)** **(** **2023** **)**

**MC220238** Full Flats (Purpose built) 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 14 0 0 **14** 0 0 Cook Associates Design Studios LLP

***MC652*** LAA FP16 First Floor 74 High Street Chatham

ME4 4DS ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

River

Windfall

0.02 ha **(** **300.0** **dph** **)** **(** **2023** **)**

**MC220514** Full Conversion to Flats 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Clay Architecture

***MC659*** LAA SW7 SLAA1247 Land Adj 2 & 4 Laburnum Road Strood

ME2 2JZ ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Strood South

Windfall

0.09 ha **(** **66.7** **dph** **)** **(** **2018** **)**

**MC222812** Full Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Architecture Design

***MC660*** LAA W3 SLAA1181 Site at the former Medway Fire Station Watling Street Gillingham

ME5 7HQ ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0

Watling

Windfall

0.32 ha **(** **28.1** **dph** **)** **(** **2023** **)**

**MC220687** Full Mixed Dwelling Types 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0 Mr Nick Dunigan

***MC661*** LAA CCB4 3 New Road Chatham

ME4 4QJ ***Permission*** 50 0 0 **50** 0 0 0 **0** 50 0 0 **50** 0 0 50 0 0 **50** 0 0

River

Windfall

0.19 ha **(** **263.2** **dph** **)** **(** **2023** **)**

**MC221191** Full Flats (Purpose built) 50 0 0 **50** 0 0 0 **0** 50 0 0 **50** 0 0 50 0 0 **50** 0 0 Consilium Town Planning

***MC662*** LAA SNF17 SLAApart 1301 Land Rear of 161 -163 High Street Strood

ME2 4TH ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Strood South

Windfall

0.023 ha **(** **260.9** **dph** **)** **(** **2019** **)**

**MC223002** Full Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 AH Designs Studio Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 29 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC663*** LAA SW5 SLAA1246 Garages Adj 186 Laburnum Road Strood

ME2 2LD ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Strood South

Windfall

0.15 ha **(** **40.0** **dph** **)** **(** **2018** **)**

**MC222775** Full Houses 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Architecture Design

***MC664*** LAA RN24 33 High Dewar Road Rainham

ME8 8DN ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 0 9 0 **9** 0 0

Rainham South

Windfall

0.06 ha **(** **150.0** **dph** **)** **(** **2023** **)**

**MC222240** Full Conversion to Flats 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 0 9 0 **9** 0 0 Mr Gurdev Doklu

***ME254*** 90 Strood Riverside North Canal Road Strood

ME2 4DR ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Strood North

Allocation

3.37 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME293*** 515 Rochester Riverside Corporation Street Rochester

ME1 ***Permissions***  905 45 523 **1473** 0 0 0 **0** 905 45 523 **1473** 47 0 97 99 124 **367** 464 119

River

Large Site

34.68 ha **(** **61.0** **dph** **)** **(** **1997** **)**

**MC110400** Reserved Matters Flats (Purpose built) 0 0 73 **73** 0 0 0 **0** 0 0 73 **73** 0 0 0 0 0 **0** 0 0 Ms D Healy The Hyde Group

**MC172333** Other Major Mixed Dwelling Types 656 39 450 **1145** 0 0 0 **0** 656 39 450 **1145** 39 0 0 0 73 **112** 464 119 Countryside Properties & The Hyde Group **MC211530** Reserved Matters Flats (Purpose built) 95 6 0 **101** 0 0 0 **0** 95 6 0 **101** 8 0 93 0 0 **101** 0 0 Anchor Hanover

**MC213485** Reserved Matters Mainly Flats 154 0 0 **154** 0 0 0 **0** 154 0 0 **154** 0 0 4 99 51 **154** 0 0 BPTW

***ME375*** 90 Commissioners Road Strood

ME2 4 ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Strood North

Allocation

1.31 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME386*** 100 328-338 and 342-344 High Street Rochester

ME1 1BT ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

River

Allocation

0.21 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 30 of 31***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***ME403*** 524 Southern Water Site Capstone Road Chatham

ME5 7QA ***Permission***  0 80 30 **110** 0 0 0 **0** 0 80 30 **110** 80 0 0 0 0 **80** 0 0

Luton and Wayfield

Large Site

2.9 ha **(** **54.2** **dph** **)** **(** **1999** **)**

**MC142737** Full Mixed Dwelling Types 0 80 30 **110** 0 0 0 **0** 0 80 30 **110** 80 0 0 0 0 **80** 0 0 Brooke Homes

***ME407*** 102 Gray's Garage High Street Chatham

ME4 4EN ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

River

Allocation

0.23 ha **(** **0.0** **dph** **)** **(** **1999** **)**

***ME413*** 685 Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood

ME2 2BA ***Permissions***  357 31 232 **620** 0 0 0 **0** 357 31 232 **620** 31 64 37 0 0 **132** 0 0

Strood South

Large Site

70.48 ha **(** **26.9** **dph** **)** **(** **1999** **)**

**MC160600** Reserved Matters Mixed Dwelling Types 0 0 190 **190** 0 0 0 **0** 0 0 190 **190** 0 0 0 0 0 **0** 0 0 Redrow Homes Ltd

**MC174034** Full Mixed Dwelling Types 0 0 42 **42** 0 0 0 **0** 0 0 42 **42** 0 0 0 0 0 **0** 0 0 Redrow

**MC20090417** Outline Mixed Dwelling Types 256 0 0 **256** 0 0 0 **0** 256 0 0 **256** 0 0 0 0 0 **0** 0 0 Lafarge Cement UK

**MC212588** Reserved Matters Mainly Houses 101 31 0 **132** 0 0 0 **0** 101 31 0 **132** 31 64 37 0 0 **132** 0 0 Planning Potential Ltd

**Summary** ***Permissions*** 5717 1983 4764 **12464** 56 11 1 **68** 5661 1972 4763 **12396** 1440 1312 1054 1257 733 **5796** 1390 119

***Allocations*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

***TOTAL*** 5717 1983 4764 **12464** 56 11 1 **68** 5661 1972 4763 **12396** 1440 1312 1054 1257 733 **5796** 1390 119

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

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes:

1. On some major sites with reserved matters, the outline consent covers only the residual amount.

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

3. The capacities shown for allocations and outline planning consents are potentially subject to change once detailed planning permission is granted.

4. For sites which appear in more than one section (ie, greenfield, mixed and/or PDL), the total for each section can be calculated by adding the individual permissions granted and not the site total.

***Previously developed land*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 31 of 31***

## Section 3: Residential land availability for small sites at 31 March 2023

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

**Greenfield land**

***SMC1768*** Land between Hoo Swimming Pool and 163 Main Road Hoo

ME3 9EY ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Peninsula

0.146 ha **(** **2012** **)** Small Site

**MC181739** Full Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr R Beale

***SMC1970*** Land to the rear of 40 Birling Avenue Rainham

ME8 7EY ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham North

0.055 ha **(** **2017** **)** Small Site

**MC162802** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 KM Partnership Ltd

***SMC1984*** Land adjacent to 28 Cunningham Crescent Chatham

ME5 0ES ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.026 ha **(** **2005** **)** Small Site

**MC171814** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr S Hussen

***SMC1994*** Land rear of 1-5 Orchard Villas and adjacent to 5 & 7 Silver Hill Gardens Chatham

ME4 5RG ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1

Chatham Central

0.017 ha **(** **2015** **)** Small Site

**MC140457** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr Zhu

***SMC2224*** Land adj to 1 Parsonage Cottages The Street Stoke

ME3 9RT ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Peninsula

0.086 ha **(** **2017** **)** Small Site

**MC165140** Outline Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 The Church Commissioners for England

***SMC2244*** 598 Mierscourt Road Rainham

ME8 8RQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 1 0 0 **1** 0

Rainham South

0.08 ha **(** **2018** **)** Small Site

**MC170163** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 1 0 0 **1** 0 Mr Singh Shergill

***SMC2255*** Court Lodge Riggal Court Bush Road Cuxton

ME2 1HB ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Cuxton and Halling

0.04 ha **(** **2018** **)** Small Site

**MC173333** Full Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Castle

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 1 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2287*** Land adjacent 11 Wedgewood Drive Chatham

ME5 0LD ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.011 ha **(** **2018** **)** Small Site

**MC172001** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr McCall

***SMC2339*** 193 Princes Avenue Walderslade

ME5 8AR ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Princes Park

0.056 ha **(** **2018** **)** Small Site

**MC181411** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr M Butler

***SMC2392*** 44 Station Road Cliffe

ME3 7RX ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.07 ha **(** **2019** **)** Small Site

**MC192555** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mark Carter Design

***SMC2400*** Beechcroft Capstone Road Chatham

ME7 3JF ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1

Hempstead and Wigmore

0.2 ha **(** **2019** **)** Small Site

**MC222056** Full Bungalows 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr David Hales

***SMC2409*** 89 Maidstone Road Rainham

ME8 0DR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham Central

0.009 ha **(** **2021** **)** Small Site

**MC201782** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Palvinder Philora

***SMC2443*** The Chestnuts Matts Hill Road Rainham

ME ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham South

0.095 ha **(** **)** Small Site

**MC183588** Full Mobile/temp homes 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr & Mrs S Bell

***SMC2479*** Land between 18 & 20 Alamein Avenue Chatham

ME5 0HZ ***Permission***  0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.14 ha **(** **2020** **)** Small Site

**MC212750** Full Houses 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 Mr Chella. Thiruchelvam

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 2 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2487*** Land rear of Walnut Tree Farm Grain Road Lower Stoke

ME3 9RE ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 0 3 **3** 0

Peninsula

0.16 ha **(** **2020** **)** Small Site

**MC183347** Full Bungalows 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 0 3 **3** 0 Mrs D Macdonald

***SMC2488*** Land adjacent 1 Marshgate Cottages Main Road Cooling

ME3 8DJ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Peninsula

0.03 ha **(** **2020** **)** Small Site

**MC183545** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Messrs Filmer and Milner

***SMC2508*** 1 Concord Avenue Chatham

ME5 9TR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester South and Horsted

0.02 ha **(** **2020** **)** Small Site

**MC202817** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 MR Stefan Becconsall

***SMC2533*** Land adj 3 Swingate Avenue Cliffe

ME3 7QZ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.0168 ha **(** **2020** **)** Small Site

**MC191941** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr C Brian

***SMC2537*** Land east of 3 Oakhurst Close Chatham

ME5 9AN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Walderslade

0.07 ha **(** **2023** **)** Small Site

**MC221521** Outline Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 DHA Planning

***SMC2553*** 10 Salisbury Avenue Rainham

ME8 0BH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham Central

0.027 ha **(** **2020** **)** Small Site

**MC193286** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Patrick Durr Associates

***SMC2557*** Rear of 172-176 Maidstone Road Chatham

ME4 6EN ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Rochester South and Horsted

0.06 ha **(** **2021** **)** Small Site

**MC201070** Full Bungalows 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Matthew Phillips

Architecture Design Limited

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 3 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2562*** 6 Columbine Road Strood

ME2 2XZ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood South

0.018 ha **(** **2020** **)** Small Site

**MC210497** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Lloyd & Charlotte Hume

***SMC2563*** Land rear of 263-269 High Street Chatham

ME4 4BZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.05 ha **(** **2020** **)** Small Site

**MC193314** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Hertfield Planning Service

***SMC2565*** 69 Hawthorn Road Strood

ME2 2HP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood South

0.022 ha **(** **2022** **)** Small Site

**MC201112** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Kent Design Partnership-Architect

***SMC2577*** 14 Stanford Way Cuxton

ME2 1LL ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Cuxton and Halling

0.04 ha **(** **2021** **)** Small Site

**MC201954** Full Bungalows 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr John Liddiard

***SMC2579*** 31 Swallow Rise Chatham

ME5 7PR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Princes Park

0.021 ha **(** **2021** **)** Small Site

**MC200774** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Tony Hawkins

Coteq Ltd

***SMC2582*** The Prince of Wales 90 Cecil Road Rochester

ME1 2HS ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester East

0.16 ha **(** **2022** **)** Small Site

**MC200216** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Terry Hill

***SMC2586*** 10 Nashenden Lane Borstal

ME1 3JQ ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Rochester West

0.07 ha **(** **2021** **)** Small Site

**MC201295** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Martin Potts

Martin Potts Associates

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 4 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2592*** Gouge Farm Stonehorse Lane Strood

ME3 8DA ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.01 ha **(** **2021** **)** Small Site

**MC213669** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Paul Fowler

***SMC2594*** 19 Chattenden Lane Chattenden

ME3 8LE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1

Strood Rural

0.0395 ha **(** **2021** **)** Small Site

**MC191897** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mrs Chadwick

***SMC2603*** 9 View Road Cliffe Woods

ME3 8JQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.081 ha **(** **2021** **)** Small Site

**MC211584** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr & Mrs Reilly

***SMC2609*** 62 Commissioners Road Strood

ME2 4EB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.03 ha **(** **2021** **)** Small Site

**MC202035** Outline Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Victor Haywood

***SMC2626*** The Barn Cooling Road High Halstow

ME3 8SA ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Peninsula

0.03 ha **(** **2023** **)** Small Site

**MC220065** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr James Daughty

***SMC2629*** Land adjacent to 3 Motney Hill Road Rainham

ME8 7TZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham North

0.036 ha **(** **2021** **)** Small Site

**MC200349** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Steve Hawkins

***SMC2632*** 309 Lower Rainham Road Rainham

ME7 2XH ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Rainham North

0.28 ha **(** **2023** **)** Small Site

**MC201025** Outline Houses 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Nexus Land Group

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 5 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2635*** 7 Moor Street Rainham

ME8 8QQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham South

0.1 ha **(** **2021** **)** Small Site

**MC201472** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Christopher McCormac

***SMC2662*** Land south of 49 Beacon Road Chatham

ME5 7BP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Luton and Wayfield

0.03 ha **(** **2022** **)** Small Site

**MC210403** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Billings Group

***SMC2663*** 86 Woodside Wigmore

ME8 0PN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham Central

0.073 ha **(** **2021** **)** Small Site

**MC202662** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr and Mrs M Poole

***SMC2664*** 13 Millfields Lordswood

ME5 8HQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Lordswood and Capstone

0.038 ha **(** **2021** **)** Small Site

**MC211875** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 David & Theresa Fox

***SMC2666*** 235 Frindsbury Hill Wainscott

ME2 4JS ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.052 ha **(** **2021** **)** Small Site

**MC203053** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 N Joree

***SMC2673*** 8 Salisbury Avenue Rainham

ME8 0BH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham Central

0.048 ha **(** **2022** **)** Small Site

**MC203146** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Andy Sheppard

***SMC2682*** Land north of Grain Road Grain

ME3 0AZ ***Permission***  0 1 2 **3** 0 0 0 **0** 0 1 2 **3** 1 0 0 0 0 **1** 0

Peninsula

0.097 ha **(** **2021** **)** Small Site

**MC212917** Full Bungalows 0 1 2 **3** 0 0 0 **0** 0 1 2 **3** 1 0 0 0 0 **1** 0 Mr A Punter

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 6 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2699*** Courtrai 177 Walderslade Road Walderslade

ME5 0ND ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Walderslade

0.044 ha **(** **2022** **)** Small Site

**MC212207** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Paul Mclntyre

***SMC2711*** Land adjacent to 97 Grange Road Gillingham

ME7 2RJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Gillingham North

0.0285 ha **(** **2022** **)** Small Site

**MC211062** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr & Mrs Mann

***SMC2737*** (Adjacent Sandhurst Farm) The Paddock Sharnal Street High Halstow

ME3 3QR ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Peninsula

0.1 ha **(** **2022** **)** Small Site

**MC203289** Full Mobile/temp homes 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr G Maloney

***SMC2771*** Land Adj 9 Rochester Road Cuxton

ME2 1AD ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton and Halling

0.08 ha **(** **2023** **)** Small Site

**MC212339** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Micaela Saunders

***SMC2798*** Land Rear of 58-62 Boxley Road Walderslade

ME5 9LJ ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Walderslade

0.09 ha **(** **2023** **)** Small Site

**MC220765** Full Houses 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0 Kent Design Patnership

***SMC2800*** Waterlane House 4 View Road Cliffe Woods

ME3 8JQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.039 ha **(** **2023** **)** Small Site

**MC210165** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Architecnique Architects

***SMC2804*** Land rear of 56-60 Town Road Cliffe Woods

ME3 8JJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.07 ha **(** **2023** **)** Small Site

**MC221836** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Paul Fowler

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 7 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2829*** 16 Burrows Lane Middle Stoke

ME3 9RN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Peninsula

0.04 ha **(** **2023** **)** Small Site

**MC213587** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Welford

***SMC2833*** 254 Maidstone Road Rainham

ME8 0HH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham Central

0.03 ha **(** **2023** **)** Small Site

**MC222302** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Tom Scott

***SMC2846*** Plot 10 Ordnance Yard Lower Upnor

ME2 4UP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.69 ha **(** **2023** **)** Small Site

**MC213663** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Hollaway Studio

***SMC2849*** 40 Carnation road Strood

ME2 2YE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood South

0.01 ha **(** **2023** **)** Small Site

**MC222999** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mark Carter Associates

**Greenfield land total:** **17** **13** **16** **0** **3** **49** **3**

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 8 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

**Mixed**

***SMC2076*** Land adjacent to 54 Sidney Road Borstal

ME1 3HG ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester West

0.01 ha **(** **2016** **)** Small Site

**MC151096** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Hoare

***SMC2285*** Rose Cottage 326 Hempstead Road Hempstead

ME7 3QJ ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Hempstead and Wigmore

0.12 ha **(** **2018** **)** Small Site

**MC173192** Full Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Sheregill Real Estate Ltd

***SMC2628*** Land adjacent to 27 Berengrave Lane Rainham

ME8 7LS ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Rainham North

0.15 ha **(** **2021** **)** Small Site

**MC200230** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Jimmy Zammit

**Mixed total:** **1** **0** **2** **0** **0** **3** **0**

***Mixed*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 9 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

**Previously developed land**

***SMC1210*** Land adjacent to & rear of 187 Rock Avenue Gillingham

ME7 5PY ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Gillingham South

0.354 ha **(** **2020** **)** Small Site

**MC221179** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Abdul Mumtaz

***SMC1708*** Land at 76 White Road Chatham

ME4 5TN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.017 ha **(** **2011** **)** Small Site

**MC102420** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 0 Mr Fleming

***SMC1764*** Robinsmead Buttway Lane Cliffe

ME3 7QP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.1 ha **(** **2012** **)** Small Site

**MC141023** Reserved Matters Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr A Lall

***SMC1839*** 225 High Street CHATHAM

ME4 4BQ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.0282 ha **(** **2013** **)** Small Site

**MC210782** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Gurj Singh Kalsi

***SMC1916*** 16-18 London Road Strood

ME2 3HT ***Permission***  0 4 0 **4** 0 2 0 **2** 0 2 0 **2** 2 0 0 0 0 **2** 0

Strood North

0.025 ha **(** **2015** **)** Small Site

**MC180994** Full Conversion to Flats 0 4 0 **4** 0 2 0 **2** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr T Paton

***SMC2009*** 34 High Street GILLINGHAM

ME7 1AZ ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Gillingham North

0.089 ha **(** **2020** **)** Small Site

**MC191786** Full Conversion to Flats 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 AAA Premier Investments Ltd

***SMC2164*** 263 Luton Road Luton

ME4 5BN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1

Luton and Wayfield

0.02 ha **(** **2017** **)** Small Site

**MC160381** Full Flats (Purpose built) 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr Moon

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 10 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2165*** 189 Luton Road Luton

ME4 5AE ***Permissions***  0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 0 3 0 0 0 **3** 0

Luton and Wayfield

0.06 ha **(** **2017** **)** Small Site

**MC154381** Full Conversion to Flats 0 3 0 **3** 0 1 0 **1** 0 2 0 **2** 0 2 0 0 0 **2** 0 Hiscot Absolute

**MC173144** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr C Hiscott

***SMC2171*** Broom Hill Reservoir Gorse Road Strood

ME2 ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

Strood North

0.19 ha **(** **2017** **)** Small Site

**MC181595** Full Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mark Carter Design Studio

***SMC2212*** 98 Frindsbury Road Frindsbury

ME2 4JB ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North

0.006 ha **(** **2021** **)** Small Site

**MC202819** Full Mainly Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr & Mrs D Sangha

***SMC2218*** 33 Station Road Rainham

ME8 7RS ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham North

0.016 ha **(** **2017** **)** Small Site

**MC164099** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mrs O'Toole

***SMC2220*** Land at junction of Maidstone Road and Sir Evelyn Road Rochester

ME1 3LZ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

Rochester West

0.07 ha **(** **2017** **)** Small Site

**MC201777** Full Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 MR G Addy

Planners & Architects

***SMC2277*** 231 Beechings Way GILLINGHAM

ME8 6SP ***Permissions***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Twydall

0.03 ha **(** **2018** **)** Small Site

**MC173347** Full Conversion to Houses 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 Mr I Golding

**MC191984** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr I Golding

***SMC2281*** 50 Nelson Road Gillingham

ME7 4LJ ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham South

0.07 ha **(** **2023** **)** Small Site

**MC230087** Full Houses 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0 Roger Ward Associates Limited

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 11 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2284*** 696 Maidstone Road Rainham

ME8 0LJ ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Hempstead and Wigmore

0.19 ha **(** **2021** **)** Small Site

**MC220149** Full Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Abdul Mumtaz

***SMC2299*** 5 Shirley Avenue CHATHAM

ME5 9UP ***Permissions***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Rochester South and Horsted

0.02 ha **(** **2018** **)** Small Site

**MC172705** Full Flats (Purpose built) 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Slegg

**MC190052** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Gary Tidwell Associates Ltd

***SMC2302*** 156 Luton Road Luton

ME4 5BP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.012 ha **(** **2018** **)** Small Site

**MC173807** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Noyes

***SMC2303*** 154 Luton Road Luton

ME4 5BP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.012 ha **(** **2018** **)** Small Site

**MC173808** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Noyes

***SMC2315*** 104A, B, C Poplar Road Strood

ME2 2NS ***Permission***  0 0 5 **5** 0 0 3 **3** 0 0 2 **2** 0 0 0 0 0 **0** 0

Strood South

0.127 ha **(** **2020** **)** Small Site

**MC192692** Full Houses 0 0 5 **5** 0 0 3 **3** 0 0 2 **2** 0 0 0 0 0 **0** 0 Salvatore Zaffuto Architecture

***SMC2320*** 152 Cedar Road Strood

ME2 2LJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1

Strood South

0.0091 ha **(** **2021** **)** Small Site

**MC192994** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mr Jack Goodey

JG Construction design Ltd

***SMC2322*** 3 Mill Road Gillingham

ME7 1HL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Gillingham North

0.019 ha **(** **2023** **)** Small Site

**MC221672** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Mr O Kocak

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 12 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2342*** 5 Farmdale Avenue Borstal

ME1 3HU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.0313 ha **(** **2018** **)** Small Site

**MC210167** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Arthur Upton

***SMC2359*** 49 Wainscott Road Wainscott

ME2 4LA ***Permissions***  1 0 3 **4** 0 0 0 **0** 1 0 3 **4** 0 0 1 0 0 **1** 0

Strood Rural

0.056 ha **(** **2019** **)** Small Site

**MC180806** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr M Yildiz

**MC183624** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr M Yildiz

**MC200502** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr M Yildiz

***SMC2373*** 1 Pepys Way Strood

ME2 3LH ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 3 0 0 0 **3** 0

Strood North

0.068 ha **(** **2019** **)** Small Site

**MC190575** Full Conversion to Flats 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 3 0 0 0 **3** 0 Sanaadesigns

***SMC2376*** Titus Barn near Titus Farm Meresborough Lane Rainham

ME8 8PR ***Permission***  0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 0 0 3 0 0 **3** 0

Rainham South

0.27 ha **(** **2019** **)** Small Site

**MC192226** Full Houses 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 0 0 3 0 0 **3** 0 Mr Brian Beaton

***SMC2388*** 4 Everest Lane Strood

ME2 3XA ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North

0.022 ha **(** **2022** **)** Small Site

**MC212251** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 G Enyoisi

***SMC2407*** Adj 7 Montgomery Avenue Chatham

ME5 0HA ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.031 ha **(** **2019** **)** Small Site

**MC190857** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Les Whiteman

***SMC2416*** Adjoining 8 Ivy Street Rainham

ME8 8BE ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0

Rainham North

0.014 ha **(** **2020** **)** Small Site

**MC220432** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr Gary Berg

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 13 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2425*** Mardon 1 Nashenden Lane Borstal

ME1 3JQ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester West

0.012 ha **(** **2019** **)** Small Site

**MC182111** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr J David

***SMC2429*** 80 Beechwood Avenue Darland

ME5 7HJ ***Permission***  1 1 0 **2** 1 0 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Watling

0.19 ha **(** **2019** **)** Small Site

**MC192187** Full Houses 1 1 0 **2** 1 0 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Tanday

***SMC2431*** 22 Walters Road Hoo

ME3 9JR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 1 0 **1** 0

Peninsula

0.025 ha **(** **2019** **)** Small Site

**MC181441** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 1 0 **1** 0 Mr G Butler-Kania

***SMC2439*** Fronting The Paddock, rear of 35 Railway Street Chatham

ME4 4RH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

River

0.013 ha **(** **2022** **)** Small Site

**MC210502** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 M Panesar

***SMC2441*** Barn rear of 67 - 67A Ordnance Street CHATHAM

ME4 6SH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Chatham Central

0.014 ha **(** **2019** **)** Small Site

**MC210446** Full Flats (Purpose built) 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Dissanayake

***SMC2444*** 2 Morement Road Hoo

ME3 9DA ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Peninsula

0.014 ha **(** **2019** **)** Small Site

**MC183334** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr & Mrs Cowburn

***SMC2449*** Grange Redoubt Grange Road Gillingham

ME7 2UN ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham North

0.1 ha **(** **2019** **)** Small Site

**MC192759** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr F Friday

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 14 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2468*** 152-154 High Street GILLINGHAM

ME7 1AJ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 0 4 **4** 0

Gillingham North

0.03 ha **(** **2020** **)** Small Site

**MC192260** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 0 4 **4** 0 The Directors SAS Executive Travel

***SMC2469*** 9 Railway Street Gillingham

ME7 1XF ***Permission***  0 0 5 **5** 0 0 3 **3** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham North

0.027 ha **(** **2020** **)** Small Site

**MC193307** Full Conversion to Flats 0 0 5 **5** 0 0 3 **3** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr D Konuralp

***SMC2472*** 97 & 99 Marlborough Road Gillingham

ME7 5HD ***Permission***  7 0 0 **7** 3 0 0 **3** 4 0 0 **4** 0 0 0 0 4 **4** 0

Gillingham South

0.018 ha **(** **2020** **)** Small Site

**MC190604** Full Conversion to Flats 7 0 0 **7** 3 0 0 **3** 4 0 0 **4** 0 0 0 0 4 **4** 0 Mr M Pearce

***SMC2478*** Great Knox Farm Hempstead Road Hempstead

ME7 3QL ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 1 **1** 0

Hempstead and Wigmore

0.13 ha **(** **2020** **)** Small Site

**MC191145** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 1 **1** 0 Mr & Mrs Beck

***SMC2493*** 2 Avery Way Allhallows

ME3 9PU ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Peninsula

0.022 ha **(** **2020** **)** Small Site

**MC213076** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Lee

***SMC2496*** 122 High Street CHATHAM

ME4 4BY ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.014 ha **(** **2020** **)** Small Site

**MC203268** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mr Celal Kuccuk

***SMC2497*** 120 High Street CHATHAM

ME4 4BY ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.014 ha **(** **2020** **)** Small Site

**MC203287** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mr Celal Kuccuk

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 15 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2503*** 64 Copperfield Road Rochester

ME1 2JE ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester East

0.02 ha **(** **2020** **)** Small Site

**MC191653** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 bMAC STUDIO Architecture

***SMC2507*** 142 Snodhurst Avenue Chatham

ME5 0TB ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester South and Horsted

0.19 ha **(** **2021** **)** Small Site

**MC202330** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Patrick Jordan

Wyndham Jordan Architects

***SMC2513*** 76 Ivy Street Rainham

ME8 8BH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham North

0.02 ha **(** **2020** **)** Small Site

**MC153721** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr M Staunch

***SMC2517*** 143 High Street ROCHESTER

ME1 1EL ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester West

0.012 ha **(** **2020** **)** Small Site

**MC191396** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Synergy

***SMC2519*** 1 Darnley Close Strood

ME2 2UR ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 1 **1** 0

Strood South

0.03 ha **(** **2020** **)** Small Site

**MC192685** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 1 **1** 0 MR M Ajakaiye

***SMC2524*** 44 Woodlands Road Gillingham

ME7 2BQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Twydall

0.13 ha **(** **2020** **)** Small Site

**MC191146** Full Conversion to Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mumtaz

***SMC2529*** 42 Chattenden Lane Chattenden

ME3 8NL ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 3 0 0 0 **3** 0

Strood Rural

0.0847 ha **(** **2020** **)** Small Site

**MC211935** Reserved Matters Houses 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 3 0 0 0 **3** 0 Olu Alabi

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 16 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2536*** 13 Livingstone Circus GILLINGHAM

ME7 4HA ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Watling

0.012 ha **(** **2020** **)** Small Site

**MC191811** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Turret Lane Ltd

***SMC2539*** 80 & 82 Nelson Road Gillingham

ME7 4LJ ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 2

Gillingham South

0.1132 ha **(** **2021** **)** Small Site

**MC200515** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 2 Mr Greg Hewett

***SMC2549*** 9 Railway Street CHATHAM

ME4 4HU ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.01 ha **(** **2020** **)** Small Site

**MC192808** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Rayner Davies Architects

***SMC2551*** 84 High Street CHATHAM

ME4 4DS ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.015 ha **(** **2022** **)** Small Site

**MC211400** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 H Miah

***SMC2552*** 85 Wayfield Road Chatham

ME5 0EP ***Permission***  2 2 0 **4** 0 0 0 **0** 2 2 0 **4** 2 0 2 0 0 **4** 0

Luton and Wayfield

0.1 ha **(** **2020** **)** Small Site

**MC193092** Full Houses 2 2 0 **4** 0 0 0 **0** 2 2 0 **4** 2 0 2 0 0 **4** 0 Mr Ty Ripley

***SMC2558*** 52 Cleave Road Gillingham

ME7 4AX ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Watling

0.034 ha **(** **2020** **)** Small Site

**MC210770** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr and Mrs Ross Peters

***SMC2569*** 291- 293 Gillingham Road Gillingham

ME7 4QU ***Permission***  0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0

Gillingham South

0.0295 ha **(** **2020** **)** Small Site

**MC200118** Full Flats (Purpose built) 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0 Mr Jerry and Dan Overbury

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 17 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2573*** 24 Pier Road Gillingham

ME7 1RJ ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0

Gillingham North

0.1 ha **(** **2022** **)** Small Site

**MC201115** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0 Mr John Collins DHA Planning

***SMC2576*** Land Rear of 50 and 52 Rochester Road Halling

ME2 1AH ***Permission***  0 1 2 **3** 0 0 0 **0** 0 1 2 **3** 1 0 0 0 0 **1** 0

Cuxton and Halling

0.34 ha **(** **2021** **)** Small Site

**MC192194** Full Houses 0 1 2 **3** 0 0 0 **0** 0 1 2 **3** 1 0 0 0 0 **1** 0 Mr J Martin

MKA Architects Ltd

***SMC2581*** 46 Sturla Road Chatham

ME4 5PA ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.01 ha **(** **2023** **)** Small Site

**MC211529** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Anthony Smith

***SMC2584*** The Terrace Car Park The Terrace Rochester

ME1 1XN ***Permission***  0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0

Rochester West

0.039 ha **(** **2021** **)** Small Site

**MC200845** Full Houses 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0 Patrick Barrett

Barrett+Barrett Architects

***SMC2585*** 4 Love Lane Rochester

ME1 1TN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.02 ha **(** **2021** **)** Small Site

**MC202186** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Ms C Rodriguez

DAC Architects

***SMC2588*** 18 St Pauls Close Strood

ME2 2QH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood South

0.02 ha **(** **2022** **)** Small Site

**MC203310** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Richard Bakare

***SMC2589*** 17 St Albans Road Strood

ME2 2RT ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood South

0.025 ha **(** **2021** **)** Small Site

**MC212680** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 M Clark

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 18 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2591*** 42 New Road CHATHAM

ME4 4QR ***Permissions***  0 0 2 **2** 0 0 2 **2** 0 0 0 **0** 0 0 0 0 0 **0** 0

Chatham Central

0.03 ha **(** **2021** **)** Small Site

**MC202542** Full Conv. to Mult. Occ. 0 0 1 **1** 0 0 1 **1** 0 0 0 **0** 0 0 0 0 0 **0** 0 Mr J Bolton

**MC203318** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mrs B Hardinge

**MC212643** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs B Hardinge

***SMC2596*** Land Between North Bank and Conway/Haylands To South West of Sunnyside Station Road Cliffe

ME3 7RN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.17 ha **(** **2021** **)** Small Site

**MC200841** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Ms Joy Weavers

***SMC2600*** 34 Arden Street Gillingham

ME7 1HR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0

Gillingham North

0.01 ha **(** **2021** **)** Small Site

**MC202630** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0 Mr and Mrs Alan and Elaine Law

***SMC2601*** Spaul House 89 Grange Road Gillingham

ME7 2QS ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham North

0.02 ha **(** **2021** **)** Small Site

**MC202159** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs Rhoda Kimmel

***SMC2604*** Boyces Bakery 62 High Street GILLINGHAM

ME7 1AY ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham North

0.01 ha **(** **2021** **)** Small Site

**MC202316** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Boyce

***SMC2610*** Land at 33A Frindsbury Road Strood

ME2 4TD ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.022 ha **(** **2021** **)** Small Site

**MC221711** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 J Keely

***SMC2611*** 2 Borough Road Gillingham

ME7 4LS ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham South

0.02 ha **(** **2021** **)** Small Site

**MC200229** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Paul Fowler

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 19 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2613*** 25 Watts Avenue Rochester

ME1 1RX ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

Rochester West

0.05 ha **(** **2021** **)** Small Site

**MC201819** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 Mr Tim Handel

***SMC2614*** 133 Canterbury Street GILLINGHAM

ME7 5TT ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Gillingham South

0.009 ha **(** **2021** **)** Small Site

**MC201562** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Dhamu

***SMC2615*** 87 Rock Avenue Gillingham

ME7 5PX ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham South

0.01 ha **(** **2022** **)** Small Site

**MC210036** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Rishabh Dawar

***SMC2617*** 33 Canterbury Street GILLINGHAM

ME7 5TR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0

Gillingham South

0.01 ha **(** **2021** **)** Small Site

**MC202029** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0 Mr J Hawkridge

***SMC2618*** 10 Franklin Road GILLINGHAM

ME7 4DF ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham South

0.01 ha **(** **2021** **)** Small Site

**MC202973** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr D Konuralp

***SMC2621*** 84 Birch Grove Hempstead

ME7 3RE ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Hempstead and Wigmore

0.007 ha **(** **2021** **)** Small Site

**MC211567** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 James McHenry

***SMC2622*** 192 Wayfield Road Chatham

ME5 0HG ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1

Luton and Wayfield

0.06 ha **(** **2021** **)** Small Site

**MC200211** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mr Kevin Tracey

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 20 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2623*** 2E Luton Road Luton

ME4 5AA ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.01 ha **(** **2022** **)** Small Site

**MC220068** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Olanrewaju Abudu

***SMC2624*** 2a Luton Road Luton

ME4 5AA ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 2

Luton and Wayfield

0.01 ha **(** **2021** **)** Small Site

**MC201638** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 2 Mr Husain Saleh

***SMC2634*** 377 Maidstone Road Rainham

ME8 0HX ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham South

0.0217 ha **(** **2021** **)** Small Site

**MC201016** Full Conversion to Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr and Mrs Bannister

***SMC2636*** 90 Featherby Road Twydall

ME8 6AW ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Twydall

0.01 ha **(** **2021** **)** Small Site

**MC200494** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Martyn Jackson

***SMC2638*** Land rear of 15 Coulman Street Gillingham

ME7 4HT ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Watling

0.016 ha **(** **2021** **)** Small Site

**MC200269** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr S Sharma

***SMC2640*** 157 Barnsole Road GILLINGHAM

ME7 4JH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Watling

0.04 ha **(** **2021** **)** Small Site

**MC201922** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr and Mrs Morgan

***SMC2645*** 97 Bryant Road Strood

ME2 3ES ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.011 ha **(** **2021** **)** Small Site

**MC202359** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr & Mrs D Saunders

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 21 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2649*** 19 Railway Street CHATHAM

ME4 4HU ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

River

0.01 ha **(** **2021** **)** Small Site

**MC203226** Full Conv. to Mult. Occ. 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Peter Smith

***SMC2650*** 307a High Street Chatham

ME4 4BN ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1

River

0.016 ha **(** **2021** **)** Small Site

**MC200534** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mr D Ebbans

***SMC2651*** 63 High Street CHATHAM

ME4 4EE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.0103 ha **(** **2021** **)** Small Site

**MC200716** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr B McGovern

***SMC2659*** Beechwood 72 Dargets Road Walderslade

ME5 8BL ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 0 0 0 **0** 0

Walderslade

0.2 ha **(** **2021** **)** Small Site

**MC202016** Full Conversion to Houses 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 0 0 0 **0** 0 MR R Fenwick

***SMC2667*** Land at the Corner of Ingram Road and Railway Street Gillingham

ME7 1YG ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

Gillingham North

0.028 ha **(** **2021** **)** Small Site

**MC211824** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 Mr D Konuralp

***SMC2670*** Garage Block Doddington Road Gillingham

ME8 6SR ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Twydall

0.13 ha **(** **2021** **)** Small Site

**MC202885** Full Houses 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0 Mr Rodger Dudding

***SMC2672*** 36 Clandon Road Lordswood

ME5 8YB ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Lordswood and Capstone

0.03 ha **(** **2021** **)** Small Site

**MC202841** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Wesley Basham

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 22 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2674*** 75 Rochester Road Halling

ME2 1AQ ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Cuxton and Halling

0.06 ha **(** **2022** **)** Small Site

**MC211983** Full Houses 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 L Johnstone

***SMC2675*** 178 High Street CHATHAM

ME4 4AS ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

River

0.03 ha **(** **2021** **)** Small Site

**MC210164** Full Flats (Purpose built) 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr T Has

***SMC2677*** 54 High Street GILLINGHAM

ME7 1BA ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham North

0.01 ha **(** **2012** **)** Small Site

**MC210304** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Jeff Matthews

***SMC2678*** 122 Canterbury Street GILLINGHAM

ME7 5UH ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 2 0 0 0 **2** 0

Gillingham South

0.02 ha **(** **2021** **)** Small Site

**MC203315** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 2 0 0 0 **2** 0 Dr Jayasuriya Mahinda

***SMC2679*** 3 Malta Avenue Chatham

ME5 0JU ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Luton and Wayfield

0.057 ha **(** **2021** **)** Small Site

**MC202550** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Richard Green

***SMC2680*** 5 Castle Road Luton

ME4 5HG ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Luton and Wayfield

0.024 ha **(** **2021** **)** Small Site

**MC203227** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Richard Dawodu

***SMC2681*** 185 Frindsbury Road Strood

ME2 4JN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.02 ha **(** **2023** **)** Small Site

**MC222143** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Jas Pannu

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 23 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2684*** 83 Kent Road Halling

ME2 1AT ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Cuxton and Halling

0.02 ha **(** **2022** **)** Small Site

**MC210990** Outline Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Ian & Sue White

***SMC2685*** 3 Old Road Chatham

ME4 6BJ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0

Chatham Central

0.01 ha **(** **2022** **)** Small Site

**MC211157** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 Mr Lance Ridden

***SMC2690*** 210 Maidstone Road Chatham

ME4 6HS ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0

Rochester South and Horsted

0.05 ha **(** **2022** **)** Small Site

**MC201718** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0 Michael Olyedemi

***SMC2692*** 71 St Margarets Street Rochester

ME1 3BJ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.02ha **(2022)** Small Site  
 **MC210059** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Kama Nwandei

***SMC2693*** Flat 6 62 Maidstone Road Rochester

ME1 3BS ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.01 ha **(** **2022** **)** Small Site

**MC211460** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 R Kundu

***SMC2695*** 27 The Paddock Chatham

ME4 4RE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.01 ha **(** **2022** **)** Small Site

**MC213059** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Dee Shokar

***SMC2697*** 162 High Street Chatham

ME4 4AS ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

River

0.02 ha **(** **2022** **)** Small Site

**MC211260** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 K Banks

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 24 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2698*** 9 Aspen Way Chatham

ME5 0QG ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Walderslade

0.03 ha **(** **2022** **)** Small Site

**MC211690** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Ty Ripley

***SMC2700*** 218 King George Road Walderslade

ME5 0PH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Walderslade

0.01 ha **(** **2022** **)** Small Site

**MC212409** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 H Dhariwal

***SMC2701*** 1 Pimpernel Way Walderslade

ME5 0SF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Walderslade

0.04 ha **(** **2022** **)** Small Site

**MC212583** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Danny Smith

***SMC2702*** 9 High Street Strood

ME2 4AB ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Strood South

0.023 ha **(** **2022** **)** Small Site

**MC211614** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 P Gillard

***SMC2703*** 5 Cedar Road Strood

ME2 2HB ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Strood South

0.01 ha **(** **2022** **)** Small Site

**MC211304** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Prasoon Patel

***SMC2704*** 1 Britannic House 40 New Road CHATHAM

ME4 4QR ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.14 ha **(** **2023** **)** Small Site

**MC220269** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Gavin White

***SMC2707*** 94 Brompton Farm Road Strood

ME2 3QZ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.068 ha **(** **2022** **)** Small Site

**MC210372** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Amardeep Singh

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 25 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2709*** 55 Medway Road Gillingham

ME7 1NL ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0

Gillingham North

0.03 ha **(** **2022** **)** Small Site

**MC210085** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0 Faraz Sethi

***SMC2710*** 93 Cliffe Road Strood

ME2 3DR ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC211440** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 J Jassal

***SMC2712*** Land at 60 Cranmere Court Strood

ME2 4UN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.07 ha **(** **2022** **)** Small Site

**MC212097** Full Mainly Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr & Mrs Sobanjo

***SMC2713*** 24 Berber Road Strood

ME2 3AN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.012 ha **(** **2022** **)** Small Site

**MC212406** Full Mainly Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Noyes

***SMC2714*** Land Adjancent to 13 Abbey Road Strood

ME2 3QA ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC212407** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Dawn Coward

***SMC2715*** Land at Hoath Lodge Chattenden Lane Chattenden

ME3 8NL ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.04 ha **(** **2022** **)** Small Site

**MC220519** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 George Gadd

***SMC2718*** 68 Charter Street Gillingham

ME7 1NG ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Gillingham North

0.01 ha **(** **2022** **)** Small Site

**MC211982** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Edward Cook

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 26 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2720*** 92 Canterbury Street GILLINGHAM

ME7 5UF ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Gillingham South

0.01 ha **(** **2022** **)** Small Site

**MC211161** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Mathew Clark

***SMC2721*** 1a Beresford Road Gillingham

ME7 4ES ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham South

0.01 ha **(** **2022** **)** Small Site

**MC213345** Full Conversion to Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Zoe Housing

***SMC2724*** Land adjacent to 3 Valley Road Gillingham

ME7 2ET ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham South

0.01 ha **(** **2023** **)** Small Site

**MC220153** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Miss Mariam Iqbal

***SMC2728*** 63 Fairview Avenue Wigmore

ME8 0QP ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Hempstead and Wigmore

0.17 ha **(** **2022** **)** Small Site

**MC212137** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Paul Doubleday

***SMC2729*** 175 Beacon Road Chatham

ME5 7BS ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.035 ha **(** **2016** **)** Small Site

**MC153636** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr R Morris

***SMC2734*** Bankside House Bank Street Luton

ME4 5LB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Luton and Wayfield

0.02 ha **(** **2022** **)** Small Site

**MC211776** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr D Overbury

***SMC2735*** The Constitution Castle Constitution Hill Luton

ME5 7DP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Luton and Wayfield

0.03 ha **(** **2022** **)** Small Site

**MC213090** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr L Dornan

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 27 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2736*** 110 Beacon Road Chatham

ME5 7BS ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Luton and Wayfield

0.02 ha **(** **2022** **)** Small Site

**MC213137** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr R Kundu

***SMC2744*** 40 Quinnell Street Rainham

ME8 7JW ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham North

0.08 ha **(** **2022** **)** Small Site

**MC212853** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Jason Simmonds

***SMC2745*** 41-43 High Street Rainham

ME8 7HS ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Rainham North

0.05 ha **(** **2022** **)** Small Site

**MC213086** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Jock and Sally Wynne

***SMC2752*** 75 Danson Way Rainham

ME8 7EN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Twydall

0.06 ha **(** **2022** **)** Small Site

**MC212833** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Radka Todorova

***SMC2753*** 37 Stuart Road Gillingham

ME7 4AD ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Watling

0.04 ha **(** **2022** **)** Small Site

**MC211505** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Ms Carolyn Wright

***SMC2754*** 7J Smith Road Walderslade

ME5 8DR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Walderslade

0.04 ha **(** **2022** **)** Small Site

**MC212881** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Ms Bertulyte

***SMC2755*** Rear of 19 Paget Street Gillingham

ME7 5ER ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Gillingham South

0.02 ha **(** **2022** **)** Small Site

**MC213394** Full Flats (Purpose built) 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mrs Valerie Fleming

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 28 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2756*** The Haven 89 Rock Avenue Gillingham

ME7 9PX ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Gillingham South

0.03 ha **(** **2022** **)** Small Site

**MC213595** Full Conv. to Mult. Occ. 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Rajinder Mohan

***SMC2759*** 5 Rochester Road Halling

ME2 1AH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Cuxton and Halling

0.17 ha **(** **2022** **)** Small Site

**MC213249** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Darren Hughes

***SMC2760*** 73 Sir Evelyn Road Rochester

ME1 3LZ ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 2 0 0 0 **2** 0

Rochester West

0.06 ha **(** **2022** **)** Small Site

**MC213476** Full Houses 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 2 0 0 0 **2** 0 Olu Alabi

***SMC2761*** Land Rear of 48 Cambridge Road Strood

ME2 3HW ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC212570** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Ravi Shetra

***SMC2763*** 161 High Street Strood

ME24TH ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

Strood South

0.03 ha **(** **2018** **)** Small Site

**MC213554** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 J Chester

***SMC2766*** Durland House 160 High Street Rainham

ME8 8AT ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0

Rainham Central

0.09 ha **(** **2022** **)** Small Site

**MC213640** Full Bungalows 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 Mr Lee Sturch

***SMC2767*** 12 Railway Street Chatham

ME4 4JL ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

River

0.02 ha **(** **2022** **)** Small Site

**MC213130** Full Conv. to Mult. Occ. 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Manmohan Panesar

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 29 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2769*** 260 High Street Chatham

ME4 4AN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.03 ha **(** **2022** **)** Small Site

**MC220028** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Kam Dovedi

***SMC2770*** 40 Bells Lane Hoo

ME3 9HU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Peninsula

0.04 ha **(** **2022** **)** Small Site

**MC213612** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr and Mrs Scott

***SMC2772*** 49 Rochester Road Halling

ME2 1AH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton and Halling

0.77 ha **(** **2023** **)** Small Site

**MC221765** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Raymond Winder

***SMC2773*** Land Between 12 and 14 James Road Cuxton

ME2 1DH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton and Halling

0.01 ha **(** **2023** **)** Small Site

**MC221994** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mark Carter

***SMC2776*** 54 Shanklin Close Princes Park

ME5 7QL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Princes Park

0.01 ha **(** **2019** **)** Small Site

**MC213072** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Paul hope

***SMC2777*** Garages at Berkeley Mount Old Road Chatham

ME4 6BW ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0

Chatham Central

0.03 ha **(** **2023** **)** Small Site

**MC210355** Outline Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0 Thomas Draper

***SMC2779*** Rear of 122 Maidstone Road Chatham

ME4 6DQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Chatham Central

0.01 ha **(** **2023** **)** Small Site

**MC212965** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Tawanda Mudavanhu

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 30 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2780*** 15 Mills Terrace Chatham

ME4 5NZ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Chatham Central

0.02 ha **(** **2023** **)** Small Site

**MC220202** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Kayode Fayoade

***SMC2781*** Peak Cottage 1a Wickham Street Rochester

ME1 2HH ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester East

0.02 ha **(** **2023** **)** Small Site

**MC221283** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Shukhrat Issabayev

***SMC2783*** 180 Rochester Street Chatham

ME4 6RU ***Permission***  0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 3 0 0 0 0 **3** 0

Chatham Central

0.02 ha **(** **2023** **)** Small Site

**MC220350** Full Conversion to Flats 0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 3 0 0 0 0 **3** 0 Mr Mansodhi Gill

***SMC2785*** Treble J 158 Snodhurst Avenue Chatham

ME5 0TN ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester South and Horsted

0.12 ha **(** **2023** **)** Small Site

**MC230177** Full Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 3-D Architecture Ltd

***SMC2787*** 204 Maidstone Road Chatham

ME4 6HS ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester South and Horsted

0.03 ha **(** **2023** **)** Small Site

**MC220501** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Avinash Tiwari

***SMC2788*** Land adjacent to 2 Maple Avenue Gillingham

ME7 2NU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.01 ha **(** **2023** **)** Small Site

**MC220148** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Parmod Khokhar

***SMC2789*** 13A Crow Lane Rochester

ME1 1RF ***Permission***  1 0 0 **1** 2 0 0 **2** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Rochester West

0.07 ha **(** **2023** **)** Small Site

**MC220847** Full Conversion to Houses 1 0 0 **1** 2 0 0 **2** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Mark Hall

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 31 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2791*** 144 High Street Rochester

ME1 1ER ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 0 1 0 0 **1** 0

Rochester West

0.02 ha **(** **2023** **)** Small Site

**MC220956** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 0 1 0 0 **1** 0 Colin Stone

***SMC2793*** 28 St Georges Road Gillingham

ME7 1JG ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham North

0.02 ha **(** **2023** **)** Small Site

**MC222386** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mr T Edgar

***SMC2794*** 14 Castlemaine Avenue Gillingham

ME7 2QD ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.03 ha **(** **2019** **)** Small Site

**MC222487** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Odusote

***SMC2795*** 38 Glamford Road Strood

ME2 2QP ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood South

0.02 ha **(** **2023** **)** Small Site

**MC221327** Full Conversion to Houses 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Jonathan Cook

***SMC2796*** 23 London Road Strood

ME2 3JB ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood South

0.02 ha **(** **2023** **)** Small Site

**MC222501** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 PB Planning Consultancy Ltd

***SMC2797*** 44 Speedwell Avenue Walderslade

ME5 0RX ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Walderslade

0.02 ha **(** **2023** **)** Small Site

**MC220447** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Arthur Berry

***SMC2799*** 70 Prince Charles Avenue Walderslade

ME5 8£Y ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Walderslade

0.014 ha **(** **2023** **)** Small Site

**MC230105** Outline Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 cre8room Limited

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 32 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2801*** 533 Canterbury Street Gillingham

ME7 5LF ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham South

0.01 ha **(** **2023** **)** Small Site

**MC213164** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Miss Regitze Cenholt Bjerg

***SMC2802*** 224 Nelson Road Gillingham

ME7 4LU ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham South

0.01 ha **(** **2023** **)** Small Site

**MC213245** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mr Adrian Rowe

***SMC2803*** 29 Balmoral Road GILLINGHAM

ME7 4PY ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham South

0.03 ha **(** **2023** **)** Small Site

**MC221393** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Jack Harley DHA Planning

***SMC2805*** 17 Broom Hill Road Strood

ME2 3LE ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0

Strood North

0.13 ha **(** **2023** **)** Small Site

**MC212310** Full Houses 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0 Lance Davies

***SMC2810*** Land west of 21 Grove road Strood

ME2 4BX ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.01 ha **(** **2023** **)** Small Site

**MC220353** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 DHA Planning

***SMC2812*** 12 Chatham Hill Luton

ME5 7AA ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.02 ha **(** **2023** **)** Small Site

**MC220162** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr L Abudu

***SMC2813*** The Wheatsheaf 53 Capstone Road Lordswood

ME5 7PU ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Luton and Wayfield

0.07 ha **(** **2023** **)** Small Site

**MC220803** Full Conversion to Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Plumley

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 33 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2816*** 204 Luton Road Luton

ME4 5BS ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.01 ha **(** **2023** **)** Small Site

**MC221464** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Randip Hayer

***SMC2817*** Land adj to 110 Frindsbury Road Strood

ME2 4JB ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Strood North

0.05 ha **(** **2018** **)** Small Site

**MC213505** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mark Carter Associates

***SMC2819*** 255 High Street Rochester

ME1 1HQ ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0

River

0.01 ha **(** **2023** **)** Small Site

**MC164734** Full Flats (Purpose built) 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0 Bischell Construction

***SMC2820*** 172A High Street Rochester

ME1 1EX ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

River

0.01 ha **(** **2023** **)** Small Site

**MC220554** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Bucknall Design

***SMC2822*** Formerly The Royal George PH 380 High Street Chatham

ME4 4NP ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0

River

0.1 ha **(** **2023** **)** Small Site

**MC221288** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 Barron Edwards Ltd

***SMC2825*** Nissen Hut Newlands Farm Newlands Farm Road St Mary Hoo

ME3 8RE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Peninsula

0.08 ha **(** **2023** **)** Small Site

**MC220256** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Mr K Kelly

***SMC2831*** 43 and land adjacent to 43 St James Road Grain

ME3 0BU ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Peninsula

0.04 ha **(** **2023** **)** Small Site

**MC222264** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Chris Fisher

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 34 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2832*** 52 High Street Rainham

ME8 7JF ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham Central

0.02 ha **(** **2023** **)** Small Site

**MC221224** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Sean O'Connell

***SMC2834*** Land behind 69 Ivy Street Rainham

ME8 8BE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham North

0.036 ha **(** **2023** **)** Small Site

**MC212313** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Karen West

***SMC2835*** 486 Lower Rainham Road Rainham

ME8 7TN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Rainham North

0.1 ha **(** **2023** **)** Small Site

**MC221433** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 A Wilson

***SMC2836*** 2 Hothfield Road Rainham

ME8 8BJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Rainham North

0.01 ha **(** **2023** **)** Small Site

**MC221485** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Mr N Miah

***SMC2838*** Westmoor Place Moor Street Rainham

ME8 8QF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham South

0.09 ha **(** **2023** **)** Small Site

**MC221550** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mrs Yvonne Haroon

***SMC2840*** Builders Yard 7 Napier Road Gillingham

ME7 4HB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Watling

0.04 ha **(** **2023** **)** Small Site

**MC220252** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr A Gill

***SMC2841*** 20 Junction Road Gillingham

ME7 4EH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Watling

0.064 ha **(** **2023** **)** Small Site

**MC222512** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Lisa French

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 35 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2842*** To the rear of 124 Maidstone Road Chatham

ME4 6DQ ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Chatham Central

0.01 ha **(** **2023** **)** Small Site

**MC222361** Full Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Tawanda Mudavanhu

***SMC2843*** 62 Archbishops Crescent Gillingham

ME7 2WL ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham North

0.01 ha **(** **2023** **)** Small Site

**MC220732** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs Lola Aluko

***SMC2844*** The Marquis of Lorne 9 Mill Road GILLINGHAM

ME7 1HL ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0

Gillingham North

0.017 ha **(** **2023** **)** Small Site

**MC222604** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0 Mr Dervis Konuralp

***SMC2845*** 1 Thorold Road Luton

ME5 7EA ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Luton and Wayfield

0.01 ha **(** **2023** **)** Small Site

**MC222862** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Ms Sandra Brown

***SMC2854*** 1 Willow Place High Street Grain

ME3 0BS ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 0 0 0 **-1** 0

Peninsula

1 ha **(** **2023** **)** Small Site

**MC222593** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 0 0 0 **-1** 0 Nirvana Care and Support Hubs Nathan

Glazier

***SMC2855*** 184 Thorold Road Chatham

ME5 7DR ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.01 ha **(** **2023** **)** Small Site

**MC222652** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr N Abudu

***SMC2856*** 90a Sturdee Avenue Gillingham

ME7 2HN ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Watling

0.04 ha **(** **2023** **)** Small Site

**MC221262** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr George Welsh

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 36 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2858*** 346c High Street Chatham

ME4 4NP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

River

0.014 ha **(** **2023** **)** Small Site

**MC222609** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Building Drawings

***SMC2859*** 30 Star Hill Rochester

ME1 1XB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester East

0.02 ha **(** **2023** **)** Small Site

**MC230005** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Wyndham Jordan Architects

***SMC2860*** Mews Workshop Unit 2 East Row Rochester

ME1 1XH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester West

0.012 ha **(** **2023** **)** Small Site

**MC221992** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 ITO Lab

***SMC2861*** 3 College Yard Rochester

ME1 1LB ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0

Rochester West

0.01 ha **(** **2023** **)** Small Site

**MC222954** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 0 0 **-1** 0 Concept one Architecture

***SMC2863*** Woodfield Cooling Common Cliffe

ME3 7TJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.13 ha **(** **2023** **)** Small Site

**MC230053** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Jas Sandhu

***SMC2865*** Joinery Workshop Gorst Street Gillingham

ME74PR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Gillingham South

0.03 ha **(** **2023** **)** Small Site

**MC230338** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Graham Simpkin Planning Ltd

***SMC2866*** 85 Clandon Road Lordswood

ME5 8UN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Lordswood and Capstone

0.01 ha **(** **2015** **)** Small Site

**MC180673** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Building Drawings

**Previously developed land total:** **53** **77** **61** **12** **12** **215** **8**

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 37 of 38***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

**Summary** ***Permissions*** 224 102 89 **415** 35 13 20 **68** 189 89 69 **347** 71 90 79 12 15 **267** 11

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

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes:

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

2. Small sites are not phased beyond 10 years.

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 38 of 38***

## Section 4: Housing planning consents excluded at 31 March 2023

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**Previously developed land**

**MC354** 51 Cuxton Road Strood ROCHESTER ME2 2BZ Mr J Nagra 6 0 8

MC151014 \*\* *Reason for exclusion:* *Further development unlikely*

**MC474** 78,80-86 John Street ROCHESTER ME1 1YW Singh & Asonic UK Ltd 4 0 16

MC174128 \*\* *Reason for exclusion:* *Further development unlikely*

**MC523** 54A Green Street GILLINGHAM ME7 1XA Mr Brar DLM Investments Limited 2 0 2

MC154164 ^ *Reason for exclusion:* *Implementation unlikely*

**MC523** 54 Green Street GILLINGHAM ME7 1XA Mr D Brar DLM Investments Ltd 2 0 2

MC154170 ^ *Reason for exclusion:* *Implementation unlikely*

**MC592** Garden Service Station Frindsbury Hill Wainscott Mr Gregory Bunce 6 0 6

MC202861 \*\* ROCHESTER ME2 4JR *Reason for exclusion:* *Further development unlikely*

**MC637** 9-11 The Brook CHATHAM ME4 4LA Mr G Peters 8 0 10

MC173836 \*\* *Reason for exclusion: Further development unlikely*

**SMC2659** 72 Dargets Road Walderslade CHATHAM ME5 8BL MR R Fenwick -1 1 0

MC202016 \*\* *Reason for exclusion:* *Further development unlikely*

*^ Implementation unlikely*

*\*\* Further development unlikely*

Notes:

1. Superseded consents are not shown for housing exclusions as house building tends to have a number of changes of layout which involves new consents but no overall losses of dwellings to

be built. The revised planning consent will be shown in Sections 3 or 4 of table 4.

2. Some consents are implemented but are then left unworked for a number of years. Those where it is felt that the full housing numbers will not be built are included above. The original total

with consent is shown for clarification.

3. Housing figures work on the status of the site. Until the site is completed some consents will recur in this report. The totals shown above are therefore not an annual total of exclusions but the total for current housing sites.

***Table 4, Section 5: Housing planning consents excluded*** ***Page 1 of 1***

## Section 5: Housing planning consents expired without development at 31 March 2023

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**Previously developed land**

**MC110** 82 Jeffery Street GILLINGHAM ME7 1DB Legstone Builders 12 0 12

MC161443

**MC430** 263-269 High Street CHATHAM ME4 4B2 Hertfield Planning Service 5 0 5

MC193317

**MC458** 311 Station Road Rainham GILLINGHAM ME8 7PU Mr Bowra 8 0 8

MC181782

**MC523** 52, 54 & 54a Green Street GILLINGHAM ME7 1XA Architecture Design Ltd 3 0 3

MC161697

**MC523** 54C Green Street GILLINGHAM ME7 1XA Mr Brar Goldex Investments Ltd 2 0 2

MC164235

**MC538** New Cut Industrial Centre New Cut CHATHAM Barton Willmore 35 0 35

MC180092 ME4 6AD

**MC548** 73 High Street CHATHAM ME4 4EE Insight Architects 6 0 6

MC183379

**MC576** 55 Green Street GILLINGHAM ME7 1AE Mrs Chudna NSA 4 0 4

MC162445

**SMC1780** 4 London Road Strood ROCHESTER ME2 3HT 2 Design 1 0 1

MC193126

**SMC2009** 34 High Street GILLINGHAM ME7 1AZ AAA Premier Investments Limited 1 0 1

MC191777

**SMC2333** 162 Gravesend Road Strood ROCHESTER ME2 3QT Calyx Architecture 1 2 3

MC190136

**SMC2365** 14-16 Luton Road Luton CHATHAM ME4 5AA Ms Matthews 3 0 3

MC183487

***Table 4, Section 6: Housing planning consents expired without development*** ***Page 1 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**SMC2375** 2 Corporation Road GILLINGHAM ME7 1RF Mr & Mrs A Pratt 1 0 1

MC192363

**SMC2415** 29 Tufton Road Rainham GILLINGHAM ME8 7SH Mr D Bookes 1 1 2

MC190069

**SMC2463** 46 Jeffery Street GILLINGHAM ME7 1BZ Mr and Mrs Serkan Barka 1 0 1

MC190203

**SMC2491** 18 High Street Brompton GILLINGHAM ME7 5AQ Rockingham Design Partnership 1 0 1

MC190112

**SMC2494** 61 High Street CHATHAM ME4 4EE Cadscapes Ltd 4 0 4

MC190616

**SMC2510** 3 Maidstone Road Rainham GILLINGHAM ME8 0DH Dr V Patel 1 0 1

MC191905

**SMC2512** 1-7 Canal Road Strood ROCHESTER ME2 4DR Mr Brar 4 8 12

MC172044\*

**SMC2528** 29 View Road Cliffe Woods ROCHESTER ME3 8JQ Insight Architects 1 1 2

MC190379

**SMC2540** 12 Balmoral Road GILLINGHAM ME7 4PG Mr Awosika 1 0 1

MC210152

**SMC2543** 277a Gillingham Road GILLINGHAM ME7 4QX Mr Sivathasan 3 0 3

MC193191

**SMC2547** 171 High Street ROCHESTER ME1 1EH Synergy 1 0 1

MC193064

**SMC2560** 17 High Street Brompton GILLINGHAM ME7 5AA South East Architectural Services Ltd 2 0 2

MC193041

**SMC2571** 97-101 High Street GILLINGHAM ME7 1BW Mr Nowsad Gani 2 0 2

MC191320

**Sub-total for Previously developed land (see note 2)** **104** **12** **116**

***Table 4, Section 6: Housing planning consents expired without development*** ***Page 2 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**Greenfield land**

**SMC2410** 46 Nares Road Parkwood GILLINGHAM ME8 9RG Mr J Devereux 1 0 1

MC192706

**SMC2438** 122 Ploughmans Way Rainham GILLINGHAM ME8 8LP Mr Matthew Anderson 1 0 1

MC191915

**Sub-total for Greenfield land (see note 2)** **2** **0** **2**

**TOTAL (see note 2)** **106** **12** **118**

\* Outline permission

Notes.

1. Only consents with dwellings in the category for this table are shown.

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

***Table 4, Section 6: Housing planning consents expired without development*** ***Page 3 of 3***

## Section 6: Residential land availability summary at 31st March 2023

***Gains*** ***Losses*** ***Net*** ***P h a s i n g***

***0 - 5***  ***5-10***  ***10-15***

***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years***

**Large sites**

Permissions 5717 1983 4764 **12464** *56* *11* *1* ***68*** 5661 1972 4763 **12396** 1440 1312 1054 1257 733 5796 1390 119

Allocations 0 0 0 **0** *0* *0* *0* ***0*** 0 0 0 **0** 0 0 0 0 0 0 0 0

TOTAL 5717 1983 4764 **12464** *56* *11* *1* ***68*** 5661 1972 4763 **12396** 1440 1312 1054 1257 733 5796 1390 119

**Small sites**

Permissions 224 102 89 **415** *35* *13* *20* ***68*** 189 89 69 **347** 71 90 79 12 15 267 11 \*\*

**Totals**

**TOTAL** 5941 2085 4853 **12879** *91* *24* *21* ***136*** 5850 2061 4832 **12743** 1511 1402 1133 1269 748 6063 1401 119

*\*\* Small sites are not phased beyond 10 years.*

Notes:

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

2. Allocations are net.

***Table 4, Section 7: Residential land availability summary.*** ***Page 1 of 1***

## Section 7: Residential Pipeline Sites

Medway Council published an interim Land Availability Assessment (LAA) in September 2023. The LAA supersedes previous iterations of the Strategic Land Availability Assessment, last published in December 2019. The 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. The 2024 AMR will be consistent with the LAA. For more information please visit:

[https://www.medway.gov.uk/info/200542/medway\_local\_plan\_2040/1686/call\_for\_sites](https://www.medway.gov.uk/info/200542/medway_local_plan_2040/1686/call_for_sites" \o "link to Land Availability Assessment)

# 5) Policy Monitoring Table

## Refused applications received in the year ending 31st March 2023

54% of all planning refusals in 2022/23 were residential applications failing mainly due to Development Policy, Design and layout and Amenity and Environment.

|  |  |  |  |
| --- | --- | --- | --- |
| Application  Type | Number of  refused  applications | Percentage  of refusals | Main category for refusal |
| B1-B8  (Industrial) | 0 | 0 |  |
| Residential | 47 | 54% | Development policy, Design and layout and Amenity and Environment. |
| Mixed Use | 0 | 0 | . |
| Commercial  Leisure & Other Commercial | 10 | 11.5% | Development Policy, Sustainable economic development, Design and layout and Amenity and Environment |
| A1 (retail) | 30 | 34.5% | Development Policy, Design and Layout and Amenity and Environment. |
| Total | **87** | **100%** |  |

**Table: Refused applications 2018/19 - 2022/23**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| 96 | 101 | 116 | 86 | **87** |

## Table 5: Policy monitoring

**Period: 1 April 2021 to 31 March 2023**

## Section 1: Applications refused during the year to 31 March 2023

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

**Town centre**

**Previously developed land**

MC213680 4 East Row ROCHESTER SMC2778 Construction of a third floor to provide 2x1bdr flats

MC220845 9-15 Railway Street GILLINGHAM SMC2792 Construct a pair of semi-detached mews houses (demolition of existing double garage)

MC221143 10 Chelmar Road CHATHAM SMC2821 Change of use from first floor from Residential to office

MC221794 5 Batchelor Street CHATHAM SMC2823 Construction of 2 additional storeys to provide 2 additional flats

MC221824 104 High Street Rainham GILLINGHAM MC657 Construct a terrace of 3 two storey dwellings with associated parking.

MC222268 239 High Street CHATHAM SMC2857 Construction of an additional storey to accommodate 2 self contained flats

MC222699 137 High Street Rainham GILLINGHAM SMC2852 Convert existing dwelling to 2 houses and construct single storey extension to rear to

provide 2 self contained dwellings - demolish rear workshop and garage.

MC222724 7 Skinner Street GILLINGHAM COU from dry cleaners to hot food takeaway  
  
 MC222766 5 Batchelor Street CHATHAM SMC2823 Extension to rear and construction of two additional storeys above building to provide

2x1bdrs flats

**Non town centre**

**Greenfield land**

MC192408 \*\* 52 Dagmar Road Luton CHATHAM SMC1743 Construct terrace of 4 x 3 bed houses with associated landscaping and parking.

MC201705 \*\* Orchard Kennels Meresborough Road Rainham GILLINGHAM MC561 Outline with some matters reserved (access, appearance, landscaping and style) for

development of up to 66 dwellings.

MC201818 \*\* Fenn Farm Fenn Street St Mary Hoo ROCHESTER MC610 Constuct 4 x 4 bed houses, 1 x 3 bed house and 2 detached garage blocks (one with

1 x 1 bed flat over)

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 1 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC202979 2 Farm Cottages Lodge Hill Lane Chattenden ROCHESTER MC655 Demolition of existing structures and erection of 9 Residential dwellings

MC202980 Land off Lodge Hill Lane Chattenden ROCHESTER MC656 Outline application for the construction of 8 to 12 self build dwellings

MC210692 \*\* 266 Hempstead Road Hempstead GILLINGHAM SMC2726 Alter existing bungalow to form new access from The Paddock and construst new 4

bed house in front garden.

MC211026 \*\* Merryboys Merryboys Road Cliffe Woods ROCHESTER SMC2717 Construction of 1x 5 bedroom dwelling

MC211892 \*\* 31-53 Northbourne Road Twydall GILLINGHAM MC611 Redevelopment of the site for 7 resi units - resub of MC203048.

MC212225 East of Seymour Road Rainham GILLINGHAM MC658 Outline for residential development of up to 48 dwellings.

MC212269 \*\* 75 White Road CHATHAM SMC2705 Formation of gable end to the existing dwelling and construct a 3 storey 1 bed dwelling

with associated landscaping and parking.

MC212279 \*\* 63 Duncan Road GILLINGHAM SMC2145 Construct a 2 bed bungalow.

MC212618 \*\* Merryboys Road Cliffe Woods ROCHESTER SMC2717 Construction of 1x5 Bedroom dwelling

MC213125 Land north of Moor Street Rainham GILLINGHAM MC423 Develop 66 dwellings (including 25% affordable)

MC213492 \*\* 2 Tobruk Way CHATHAM SMC2757 Construct 3 bed dwelling.

MC220038 42 Main Road Hoo ROCHESTER SMC2824 Construct a 2 bed detached chalet bungalow with attached garage accessed of

Coombe Road.

MC220254 Church Street Cliffe ROCHESTER MC644 Residential development of 250 dwelling and a mixed use community hub

MC220328 179 Bredhurst Road Wigmore GILLINGHAM SMC2811 Construct detached 5 bed dwelling with parking and gardens to rear of 179.

MC220332 Terrance Butler Avenue Anthonys Way ROCHESTER Construction of a drive thru coffee shop and a separate vehicle storage warehouse

MC220479 174 Princes Avenue Walderslade CHATHAM SMC2688 Construction 2x3 bdr dwellings

MC220534 North of Lower Rainham Road Rainham GILLINGHAM SMC2790 Construct 2 x 4 bed detached dwellings.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 2 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC220606 20-30 Weybridge Close Lordswood CHATHAM SMC2774 Construction of 4x2 bdr flats  
  
 MC220905 39 Amethyst Avenue CHATHAM SMC2786 Construction of a detached dwelling

MC221339 143 Berengrave Lane Rainham GILLINGHAM MC534 Construct 8 residential dwellings

MC221427 Land north of Lipwell Hill High Halstow ROCHESTER SMC2853 Part retrospective application for the COU of land and stationing of mobile home and

caravan for residential use.

MC221430 254 Maidstone Road Rainham GILLINGHAM SMC2833 Construct a detached dwelling to rear with access via Camelia Close

MC221640 46 and 52 Cliffe Road Strood ROCHESTER SMC2768 Construction of 3 dwellings

MC221867 North of Lower Rainham Road Rainham GILLINGHAM SMC2790 Construct 2 detached residential properties

MC222112 47 Castlemaine Avenue GILLINGHAM SMC2830 Construct end of terrace dwelling with associated parking

MC222337 42 Main Road Hoo ROCHESTER SMC2824 Construct 2 bed chalet bungalow with attached garage accessed off Coombe Road

MC222401 1 Primrose Cottage Ratcliffe Highway Hoo ROCHESTER SMC2850 Construct end of terrace dwelling

MC222466 163 Grange Road GILLINGHAM SMC2676 Construct detached dwelling with dormer

MC222476 75 White Road CHATHAM SMC2705 Construct attached dwelling with associated parking.

MC222908 47 Castlemaine Avenue GILLINGHAM SMC2830 Construct detached dwellling and garage

**Previously developed land**

MC202082 52 Watling Street GILLINGHAM Construxt a detached building to the rear to provide additiional treatment space

together with orthotic workshop.

MC202945 \*\* 218 Main Road Hoo ROCHESTER MC608 7 Detached Self Build Dwellings

MC203208 \*\* 36 Kingswood Road GILLINGHAM SMC2455 COU of existing HMO to 8 bed HMO (SG)

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 3 of 6*Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC210442 \*\* 139a Nelson Road GILLINGHAM SMC2719 Construct detached part sinlge/part two storey building incorporating 3 x 2 bed flats

and 1 x 2 bed accessible duplex

MC210991 \*\* 55 Marlborough Road GILLINGHAM MC565 Construct residential block of 25 x 1 bed and 10 x 2 bed apartments.

MC211363 \*\* 10 Arnhem Drive Luton CHATHAM SMC2732 Construct 2 bed detached dwelling with parking - demolish side projection to 10

Arnhem Drive.

MC211371 \*\* The Chimes Brook Lane Lower Stoke ROCHESTER SMC2738 Extend existing garage to form a 3 bed dwelling.

MC211381 \*\* 16 Ordnance Terrace CHATHAM SMC2686 Convert dwelling into 4 x 1 bed flats with associated extensions.

MC211897 Laser Quay Culpeper Close Strood ROCHESTER Construction of an additionall 2 storeys to the existing building

MC213062 \*\* Alton Mew Canterbury Street GILLINGHAM MC642 Outline application with some matters reserved for the construction of 5 x 1 bed

houses.

MC213392 \*\* 1 Pepys Way Strood ROCHESTER MC621 Construction of 4x1 bedroom, 2x2 bedroom and 1x3 bedroom flats

MC220047 183 Frindsbury Road Strood ROCHESTER SMC2807 Construction of 1bdr detached dwelling

MC220593 65 Holcombe Road ROCHESTER SMC2782 Change of use from residential (C3) to Childrens care home (C2)

MC220598 427 Canterbury Street GILLINGHAM SMC2722 Construct 2 x 1 bed and 1 x 1 bed flats

MC220607 1 Gladstone Road CHATHAM SMC2784 Construct 3 storey block of 3 x 1 bed flats.

MC221002 153 Fairview Avenue Wigmore GILLINGHAM COU from butchers to pizza take away.

MC221036 53-55 Luton High Street Luton CHATHAM SMC2814 Revedevelop site to include a dwellinghouse and conversion to create 4 self

contained residential units

MC221099 233 Hempstead Road Hempstead GILLINGHAM Application for lawful development certificate (existing) for mixed use of residential and

commercial use and erection of buildings for commercial use.

MC221359 Berkeley Mount Old Road CHATHAM SMC2777 Outline application to demolish garages and build 3 flats (1 x 2 bed and 2 x 1 bed)

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 4 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC221453 73 London Road Rainham GILLINGHAM SMC2742 Construct a detached dwelling with associated parking.

MC221568 94 Napier Road GILLINGHAM SMC2806 Construct a detached dwelling with external amenities and parking with access via

Marathon Paddock.

MC221714 10 Salisbury Avenue Rainham GILLINGHAM SMC2553 Increase in roof height to form a 1st floor level and other alterations to facilitate a

conversion into 2 dwelllings.

MC221812 4 Balmoral Road GILLINGHAM MC643 Construct 2 storey dwelling (in the parking area permitted under MC220166)

MC221909 239 Canterbury Street GILLINGHAM SMC2808 COU of rear ground floor level from office/storage to a studio flat.

MC222008 85 Luton Road Luton CHATHAM SMC2818 COU from C4 HMO for 6 persons in 6 units to SG HMO for 10 persons.

MC222153 Sunderland Close ROCHESTER MC639 Construction of 20 Flats. 8 flats above existing detached block A and 12 flats above

existing detached block B

MC222160 120 Essex Road Halling ROCHESTER SMC2847 Construction of three dwellinghouses

MC222192 1 Gibraltar Cottages Ham Lane GILLINGHAM SMC2826 Construction of a detached dwelling to the South East of 1 Gibraltar Cottages

MC222194 37 Cranmere Court Strood ROCHESTER SMC2815 Construction of a detached dwelling

MC222195 1 Gibraltar Cottages Ham Lane GILLINGHAM SMC2826 Construction of an additional 3bdr detached dwelling to the side of 1 Gibraltar Cottages

MC222232 29a Albert Road CHATHAM SMC2395 Convert basement area into 2 x flats together with the construction of a lightwell with

staircase and lightwell at basement and ground floor level to the side.

MC222299 70 Prince Charles Avenue Walderslade CHATHAM SMC2799 Construction of 2 dwellings

MC222629 33 Stopford Road GILLINGHAM SMC2809 COU from a 6 person HMO to 8 person HMO (SG)

MC222682 2 Mafeking Road Walderslade CHATHAM SMC2828 Construction of 2 storey dwelling

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 5 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC222691 42 Carnation Road Strood ROCHESTER SMC2827 Construction of a detached 2 bedroom bungalow

MC222694 102 Tufton Road Rainham GILLINGHAM SMC2837 Lawful development certificate (proposed) for COU of dwelling to childrens home C2.

MC222837 45 Palmerston Road CHATHAM SMC2862 Construct attached dwelling

MC222918 114 Pilgrims Road Upper Halling ROCHESTER SMC2848 Sub-division of existing site for the construction of a detached dwelling

MC222934 5 Bellwood Court St Mary Hoo ROCHESTER SMC2851 Construct detached dwelling with associated parking and landscaping (proposed self

MC222959 Canal Road Strood ROCHESTER Change of uuse of land and buildings to form mixed use car wash and tyre shop

MC222984 28 London Road Rainham GILLINGHAM Construction of extension to create extra A5 (SG) takeaway at first floor and office

space B1 at first floor

MC230027 The Gables Sharnal Street High Halstow ROCHESTER Construct 1 x single storey holiday let bungalow with associated parking.

MC230031 15 Franklin Road GILLINGHAM Construct single storey front extension and reconfiguration of car park

MC230136 16 Hilda Road CHATHAM SMC2864 Construction of a detached studio dwelling

MC230162 3 Malta Avenue CHATHAM SMC2679 Construction of 2 x 3bdr dwellings

*\*\* Refused on appeal*

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 6 of 6***

## Section 2: Reasons for refusal; applications refused during the year to 31 March 2023

**Count of the number of times any particular reason has been used in connection with refusals. (See notes at end of report)**

**Residential**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 12 Green Belt 0

Contrary to policy 12 Vehicle parking arrangements 7 Loss of open space 2

Unsuitable for proposed use 0 Impact on highway network 4 Loss of trees 5

Loss of residential accommodation 0 Loss of public car parking 0 Living conditions 26

Outside defined development areas 6 Other transport issues 1 Noise or disturbance 4

Over development 12 Overlooking 9

Intensification 0 *Design and layout* Other amenity or environmental issues 23

Not reflecting local needs 0 Size/massing 21

Demand on infrastructure 0 Local character 25 *Other*

Street scene 16

*Sustainable economic development* Other 1

Affect the setting of Listed Building or Ancient Monument 3

Viability or vitality 1 Affect the setting of Conservation Area 0

Proliferation 0 Backland development 3

Loss of existing facilities 0 Other design issues 4

**Number of refusals connected with Residential** **47**

**Commercial leisure and other commercial uses**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 1 Green Belt 0

Contrary to policy 2 Vehicle parking arrangements 1 Loss of open space 0

Unsuitable for proposed use 0 Impact on highway network 0 Loss of trees 0

Loss of residential accommodation 0 Loss of public car parking 0 Living conditions 2

Outside defined development areas 1 Other transport issues 1 Noise or disturbance 1

Over development 0 Overlooking 0

Intensification 1 *Design and layout* Other amenity or environmental issues 2

Not reflecting local needs 1 Size/massing 2

Demand on infrastructure 0 Local character 2 *Other*

Street scene 0

*Sustainable economic development* Other 2

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 2 Affect the setting of Conservation Area 0

Proliferation 2 Backland development 0

Loss of existing facilities 0 Other design issues 0

**Number of refusals connected with Commercial leisure and other commercial uses** **10**

***Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year*** ***Page 1 of 3***

**Retail (A1)**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 5 Green Belt 0

Contrary to policy 30 Vehicle parking arrangements 3 Loss of open space 2

Unsuitable for proposed use 0 Impact on highway network 1 Loss of trees 2

Loss of residential accommodation 0 Loss of public car parking 0 Living conditions 14

Outside defined development areas 2 Other transport issues 3 Noise or disturbance 3

Over development 5 Overlooking 5

Intensification 1 *Design and layout* Other amenity or environmental issues 14

Not reflecting local needs 0 Size/massing 15

Demand on infrastructure 0 Local character 15 *Other*

Street scene 14

*Sustainable economic development* Other 7

Affect the setting of Listed Building or Ancient Monument 1

Viability or vitality 1 Affect the setting of Conservation Area 1

Proliferation 0 Backland development 4

Loss of existing facilities 0 Other design issues 1

**Number of refusals connected with Retail (A1)** **30**

**Total number of refusals** **87**

Notes:

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

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

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

# 6) Medway Local Aggregates Assessment 2022

The draft Local Aggregate Assessment for 2022 is published over the following pages.

**Executive Summary**

The Medway Local Aggregates Assessment is an annual report that monitors the supply and demand for aggregate in Medway. This is the eleventh Local Aggregate Assessment (LAA) produced for Medway, in line with the requirements set out in the National Planning Policy Framework (NPPF) and in accordance with the Planning Practice Guidance (PPG). This LAA is based on data reported for the 2022 calendar year.

Aggregate is essential to the functioning of society. Aggregate is used in the construction of buildings and infrastructure such as housing, roads, railways and flood defences. Monitoring the demand for, and supply of, aggregate is essential to ensuring that a ‘steady and adequate supply’ is maintained to meet current and future needs.

In preparing this LAA, the council has considered a range of data sources in compiling information on the demand for aggregates and supply options available; with the annual aggregate monitoring produced by the South East England Aggregates Working Party (SEEAWP) based on a survey of local operators being a key source of data. Due to the size of Medway and the limited number of minerals sites and wharves, there are some areas where it is not possible to publish sales data due to commercial confidentiality.

This report also takes account of the latest four yearly national Aggregate Monitoring Survey that took place in 2020 and surveyed aggregate sales in 2019.

A draft version of this LAA was circulated to the South East England Aggregates Working Party, Minerals Planning Authorities throughout the South East and neighbouring areas, industry representatives and other key stakeholders for comments.

**Land-won Aggregate**

Sharp sand and gravel is the only land-won aggregate actively being extracted in Medway. There are currently two permitted quarries for the extraction of sand and gravel in Medway, one inactive and the other commencing extraction in 2017, becoming fully operational in 2018.

Current permitted reserves of sand and gravel have decreased to 372,300 tonnes, but reduced sales have resulted in a slightly increased landbank of 5.1 years (based on an Aggregate Provision Rate equivalent to the 3-year average sales value). It is important to note that while the landbank calculation takes account of the reserves at the inactive site, the likelihood of these being worked is now uncertain due to a proposed development (granted outline planning permission in 2021) that could result in their sterilisation.

The emerging replacement Medway Local Plan will likely include Areas of Search for the extraction of land won sharp sand and gravel.

**Recycled and Secondary Aggregate**

Four sites produced recycled aggregate in 2022. A longstanding aggregate producer reported sales of recycled aggregate from its site for the first time in 2022 however it appears that this may have been a one off event. A fifth site was granted permission in 2018 and was expected to start operations in 2022, however the site is still not operational. Returns from recycled aggregate producers and data obtained from the Environment Agency Waste Data Interrogator suggests around 20,000 tonnes of recycled aggregate was produced in 2022. A Waste Needs Assessment prepared in 2020 to support the emerging Medway Local Plan suggested that at that time the permitted capacity for recycled aggregates production in Medway was around 135,000tpa.

**Marine-won sand and gravel**

Medway’s wharves continue to demonstrate their regional importance, reporting 1.893 Mt of marine-won sand and gravel sales in 2022, a slight increase on sales in 2021.

No sales of marine-won soft sand were reported in 2022 which has been the case since 2019.

**Imported Crushed Rock**

Imports of crushed rock to wharves increased to 1.414Mt, continuing at a level above the 10 year average and increasing to above the 3 year average.

Total annual sales of aggregates from wharves in 2022 (3.308Mt) exceeded that achieved in any one of the last fourteen years.

**Demand**

The council has analysed a range of sources to project any trends that may be emerging that would influence demand for aggregate. The population of Medway is projected to increase significantly. Medway experienced its highest rates of housing delivery in 2019/20, 2020/21 and 2021/22, at 1,130, 1,082 and 1,102 new homes, respectively. Housing delivery at this high level is expected to continue in the short to medium term. Nationally, house building is not expected to increase significantly beyond current levels in 2022 and 2023. A number of significantly large regional infrastructure projects are also expected to increase demand though recently announced delays to certain projects will mean the demand will not materialise as soon as expected. The UK economy is currently flatlining with little prospects for significant growth in the short term, in addition some major infrastructure projects have been delayed or cancelled which may mean there is unlikely to be any significant growth in the demand for aggregates at least in the short term.

**Conclusion**

Medway plays a strategic role in regional aggregates supply through the wharves located on the River Medway and the Thames estuary.

Land won reserves of sand and gravel are rapidly depleting, however this is more than compensated for by increased levels of imports at Medway’s wharves.

The council will plan positively for the steady and adequate supply of aggregate through the emerging Local Plan in order meet the needs of the local and regional markets.

**Summary – Medway Council (for the calendar year 2022)**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Quarry  Sales | 2022 Sales (Mt)  & Trend1 | Average  (10-yr) Sales  & Trend1 | Average  (3-yr) Sales  & Trend1 | APR (Mt)2 | Reserve (Mt) | Landbank (years) | Allocations (years) | Capacity (Mtpa) | Comments3 |
| Soft Sand |  |  |  |  |  |  |  |  | No known reserves |
| Sharp Sand & Gravel | c | 52,665  Shape | 72,587  Shape | 0.072  Shape | 0.372  Shape | 5.2  Shape | n/a | >0.200 | Two quarries, one inactive. APR taken as 3 year average in light of sales pattern. Reserves at inactive quarry may be sterilised in future. |
| All Sand & Gravel4 | c | 52,665  Shape | 72,587  Shape | 0.072  Shape | 0.372  Shape | 5.2  Shape | n/a | >0.200 | See above |
| Crushed Rock |  |  |  |  |  |  |  |  | No known reserves |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Aggregate Infrastructure Sales | 2022 Sales (Mt)  & Trend1 | Average  (10-yr) Sales  & Trend1 | Average  (3-yr) Sales  & Trend1 | APR2 (Mt) | Reserve (Mt) | Landbank (years) | Allocations (years) | Capacity (Mtpa) | Comments3 |
| Recycled / Secondary Aggregates | c | 31,309  Shape | 8,053  Shape | n/a |  |  |  | 0.135 | Established primary aggregate producer reported sales of RA for the first time..  Recycled aggregate also produced at demolition sites. Closed Kingsnorth Power has a stock of approx. 1.4mt m3 coal derived fly ash |
| Marine Sand & Gravel | 1.893  Shape | 1.616  Shape | 1.826  Shape | n/a |  |  |  | 4.3 | Established importation and distribution facilities with potential for growth. The capacity is combined total for all wharves across all aggregate types |
| Rock Imports by Sea | 1.415  Shape | 1.150  Shape | 1.355  Shape | n/a |  |  |  | 4.3 | Established importation and distribution facilities with potential for growth. The capacity is combined total for all wharves across all aggregate types |
| Rail Depot Sales (Sand & Gravel) | c | n/a | n/a | n/a |  |  |  | 0.56 | Established aggregates rail depot linked to wharf used to export aggregate. Sand and gravel is not imported by rail |
| Rail Depot Sales (Crushed Rock) | c | n/a | 0.000 | n/a |  |  |  | 0.100 | Established aggregates rail depots linked to wharf used to export aggregate. Crushed Rock is not imported by rail |

**General Comments6**

The supply of aggregates in Medway is currently sufficient, with the existing importation facilities providing a high percentage of aggregates for the wider London and South East area. Total annual sales of aggregates from wharves in 2022 (3.308Mt) exceeded that achieved in any one of the last fourteen years.

A Waste Needs Assessment carried out in 2020 suggests there is 135ktpa recycled aggregate production capacity in Medway. Extraction of sand and gravel from the quarry at Kingsnorth has continued, though remaining reserves are limited. The relatively small reserve at the other permitted sand and gravel quarry may be sterilised by impending non mineral development. The Local Plan allows for additional reserves but no interest has been shown by industry for some time. The emerging Local Plan seeks to safeguard resources and infrastructure and identify Areas of Search for sand and gravel extraction.

In common with much of the South East, there is high demand for housing in Medway and there have been relatively high rates of delivery in recent years.

Other major construction projects proposed in the wider South East region which may place demands on aggregate supplied from Medway include Ebbsfleet Garden City, Lower Thames Crossing, Thames Tideway Tunnel, Crossrail 2, HS2 and Silvertown Tunnel.

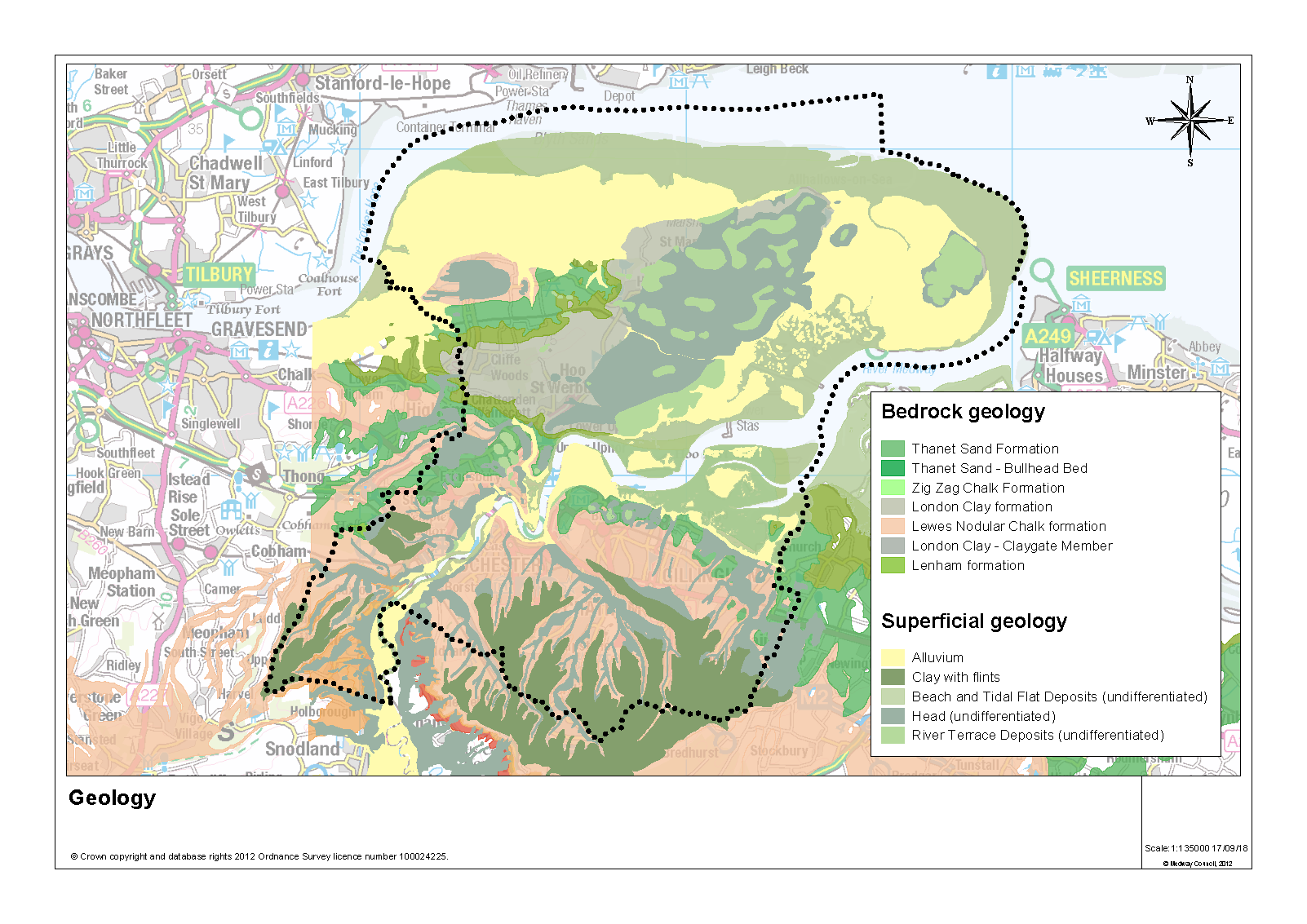
Notes:

1. **Trend –** indicates whether the average sales are (compared with the previous year’s LAA average sales) increasing (upwards arrow), declining (downwards arrow) or no change (level arrow).
2. **APR = ‘Aggregate Provision Rate’** – The APR is the level of sales used to estimate future requirements and is based on historic sales and other relevant local information. The term ‘LAA Rate’ has previously been used for the Aggregate Provision Rate.
3. **Comments** – Comments explain possible anomalies e.g. peculiarities about current sales, landbank limitations, important infrastructure changes, soft sand sales at wharves, origins of aggregate imports by sea/rail etc.
4. **All sand and gravel** – soft sand and sharp sand and gravel taken together.
5. **Shading** applied where aggregate supply source is not relevant.
6. **General Comments** – this provides the overall picture with reference to demand, factoring in export requirements and sustainability of supply – landbank, allocations, infrastructure capacity – to meet this. This includes whether an appropriate contribution is being made to what are understood to be the aggregate supply that is required of the area and an analysis of the adequacy of the current local plan and whether this should be reviewed.
7. **‘c’** denotes where sales data is not published due to commercial confidentiality.
8. **Introduction**
   1. Aggregate minerals such as soft sand, sand and gravel and crushed rock are used as construction materials, and therefore are intrinsic to the nation’s development, maintaining infrastructure and supporting economic growth. Local Aggregate Assessments (LAA) play an important role in the coordination of planning for the supply of minerals to meet the country’s needs.
   2. As the Mineral Planning Authority for Medway, Medway Council is obliged to prepare an LAA for its area in line with requirements set out in the NPPF (2021) (Paragraph 213) and the PPG.
   3. Paragraph 213 of the NPPF states Minerals Planning Authorities should prepare: *‘an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years’ sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources)’.* The LAA then needs to be submitted to the regional Aggregate Working Party which prepares an annual report for the National Aggregate Coordinating Group. The national group should consider whether the totals provided by the area Aggregate Working Parties make appropriate provision to maintain a steady and adequate supply of aggregate. This process seeks to ensure the coordination of minerals planning at a strategic level.
   4. This is the eleventh LAA produced for Medway. Much of the data used in the preparation of this LAA comes from the annual monitoring of aggregates sales in Medway undertaken by Medway Council on behalf of the South East England Aggregate Working Party (SEEAWP). The annual Aggregate Monitoring (AM) survey collects sales data from active aggregate extraction sites, minerals wharves, minerals rail depots and recycled and secondary aggregate processing sites. Returns for 2022 were received from all the main aggregate producers in Medway.
   5. Due to the size of Medway, and the limited number of minerals sites, some sources of data are restricted and cannot be disaggregated to a Medway level due to agreements made with industry operators concerning commercial confidentiality. This is reflected in the data is presented in this report.
9. **Land-won Aggregate**

**Geology of Medway**

* 1. The sand and gravel deposits in the Medway area are primarily concentrated on the Hoo Peninsula as a result of post-glacial melt water outwash deposition found in a series of ‘river terraces’, trending roughly from north west to south east across the peninsula’s ridge, and on the Isle of Grain. There are also more recent water-lain deposits covering areas of land on the eastern and north-western marshes of the peninsula that include some sand and gravel seams. The deposits have not been significantly reworked by natural processes since their deposition and have a sand to gravel ratio and particle characteristics that makes them generally attractive for high specification value added concrete production. An overview of Medway’s geology is provided in Figure 1. Note that the sand and gravel deposits considered of economic interest are those shown as ‘River Terrace Deposits (undifferentiated)’.

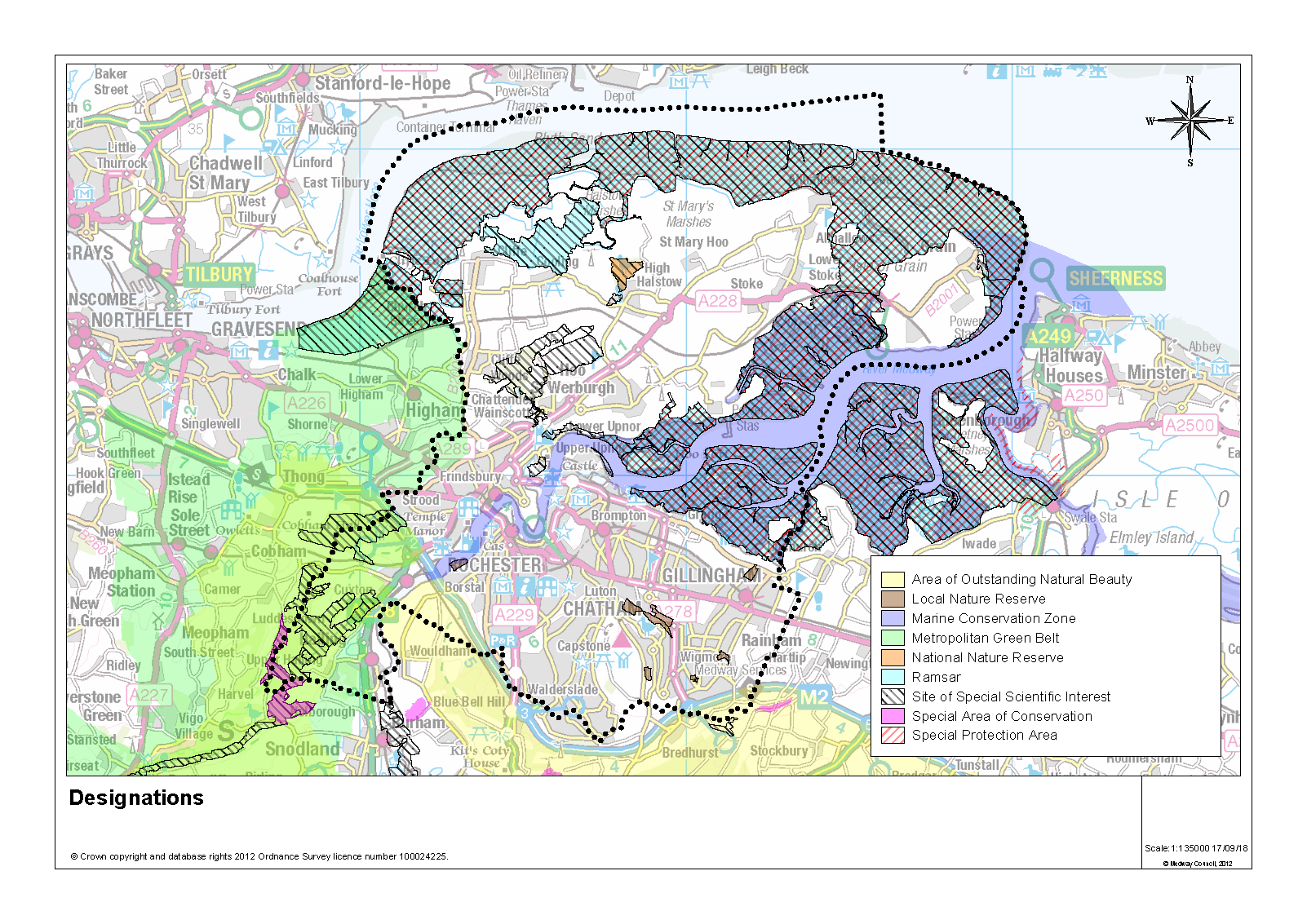
Figure 1: The Geology of Medway



**Environmental and Landscape Designations**

* 1. Medway covers an area of 26,886 hectares (including rivers and coastal areas), and within this area are several landscape and environmental designations that could constrain where minerals supply activities (including extraction) could take place. These designations include: Special Protection Areas; Ramsar sites; Special Areas of Conservation; Area of Outstanding Natural Beauty; Green Belt; Sites of Special Scientific Interest; Marine Conservation Zones; National Nature Reserves; Local Nature Reserves; and, Local Wildlife Sites. The extents of the environmental and landscape designations in Medway are provided in Figure 2.

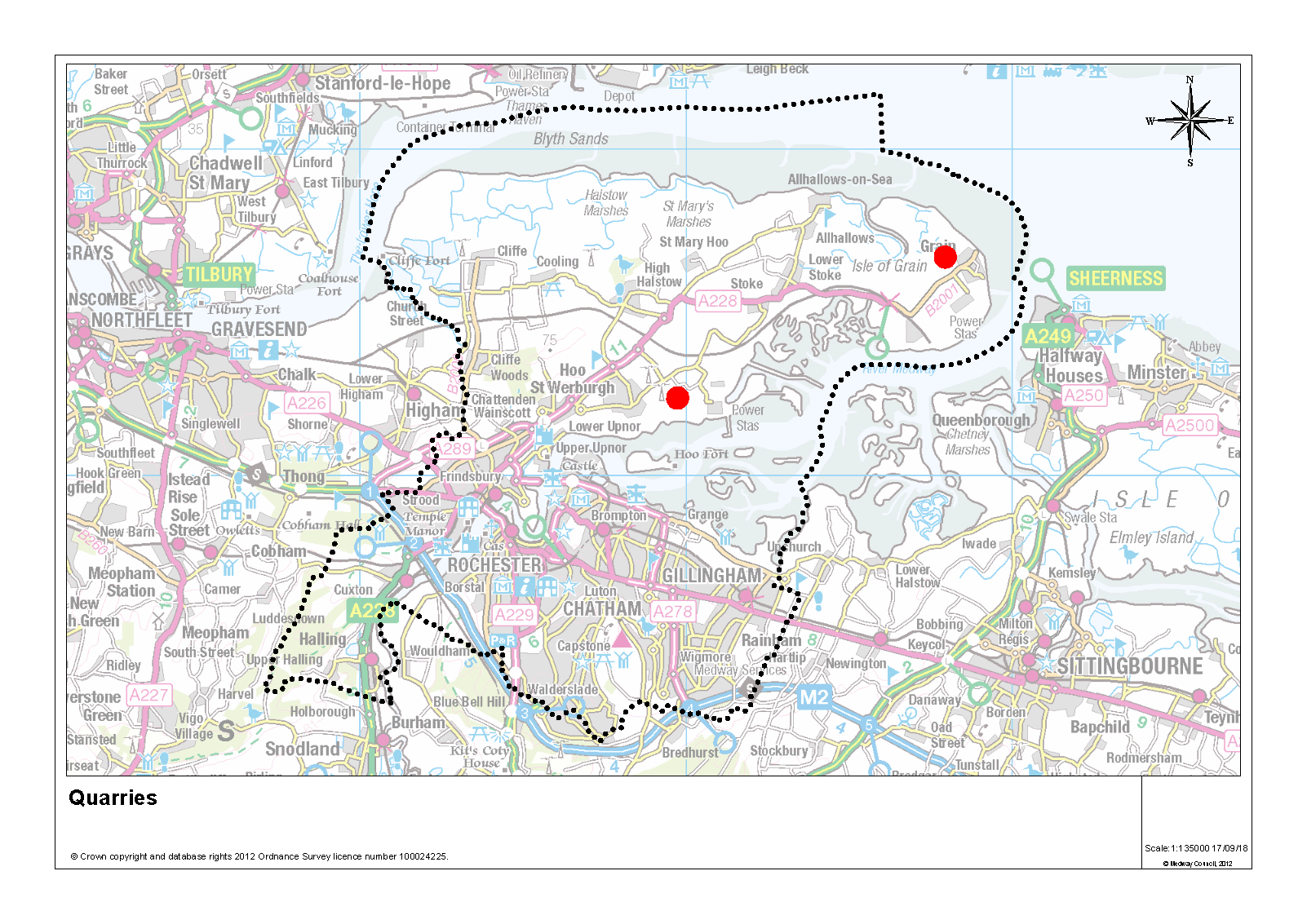
Figure 2: Environmental and Landscape Designations in Medway

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**Extraction of Minerals**

* 1. Within Medway’s geology there are a range of minerals that have the potential to be economically viable for extraction. These deposits include sand and gravel, chalk, London clay and brick clay[[3]](#footnote-3). Extraction for these minerals has predominantly taken place around the river edge and across the Hoo Peninsula, but there have only been limited operations in recent years for the extraction of London clay and sand and gravel.
  2. The present total remaining permitted reserve of sand and gravel for extraction in Medway is 0.372Mt. This is derived from Kingsnorth Quarry to the south east of the village of Hoo St Werburgh operated by Tarmac, and a small reserve at Perry’s Farm in Grain, operated by J Clubb Ltd. The locations of the two permitted quarries are provided in Figure 3.
  3. Kingsnorth Quarry is operated by Tarmac and includes a ready-mix concrete plant on site. Extraction commenced in 2017 and cumulatively 200,000 tonnes per annum of material can be removed from the site. It is currently the only operational quarry in Medway. It is anticipated that extraction at this site will be complete in the next few years.
  4. In 2021, outline planning permission was granted at Perry’s Farm for development associated with an interconnector to create a link between the UK and German electricity networks. Unless prior extraction takes place, this development will sterilise some, if not all of the mineral reserve associated with the quarry permission at the inactive Perry’s Farm site.
  5. Research to support mineral planning work in Medway has provided an indication of significant available resources in the area that could be exploited to help meet future demand.

Figure 3: Quarries in Medway

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**Kingsnorth**

**Perry’s Farm**

* 1. Due to the limited number of quarrying sites in Medway, it has not been possible to publish annual levels of sales of locally won sand and gravel. However, the council has been able to use data provided to the Aggregates Monitoring survey to produce a 3-year and 10-year average sales figure.
  2. The current 10-year average sales for aggregates from quarries in Medway is 0.053 Mtpa and the 3-year average sales is 0.073Mtpa. The 3-year and 10-year average sales data for land-won aggregate since 2007 is presented in Table 1 and Figure 4.

Table 1: 3-year and 10-year average sales (Mt) for land-won aggregate in Medway

|  |  |  |
| --- | --- | --- |
| **Year** | **3-year average sales (Mt)** | **10-year average sales (Mt)** |
| **2007** | 0.033 | n/a |
| **2008** | 0.027 | n/a |
| **2009** | 0.018 | n/a |
| **2010** | 0.010 | n/a |
| **2011** | 0.003 | n/a |
| **2012** | 0 | n/a |
| **2013** | 0 | n/a |
| **2014** | 0 | 0.013 |
| **2015** | 0.003 | 0.010 |
| **2016** | 0.003 | 0.006 |
| **2017** | 0.009 | 0.006 |
| **2018** | 0.050 | 0.017 |
| **2019** | 0.1 | 0.031 |
| **2020** | 0.134 | 0.043 |
| **2021** | 0.119 | 0.052 |
| **2022** | 0.073 | 0.053 |

Figure 4: Average Sales (Mt) of Land won Sand and Gravel in Medway

* 1. Table 1 and Figure 4 demonstrate how the 3-year average sales gradually decreased due to the decline in minerals extraction to 2014. More recent increases in the 3-year average sales to levels not seen for well over 10 years reflect the commencement of extraction at Kingsnorth Quarry in 2017. The last two years decrease in the 3 year average reflects a slow down in extraction from this site.

**Landbank**

* 1. Medway is required to maintain a 7-year land bank for sand and gravel. Permitted reserves are estimated to be 0.372 Mt. The current landbank, calculated using the 3-year average sales, is now 5.1 years. The landbank has increased since last year due to a decrease in the 3 year sales average. Using the 10-year average sales the landbank increases to 7 years. With the increased activity in extraction more recently, it is considered appropriate to use the 3-year average sales to inform the Annual Provision Rate, as this better reflects the current supply and demand status of land-won aggregates in Medway.
  2. Medway’s geology means there are no soft sand or crushed rock resources and therefore, it is not possible to maintain separate landbanks for land-won crushed rock or soft sand.
  3. Saved Policy CA6 in the Kent Minerals Local Plan Construction Aggregates (1993) identifies Areas of Search for the extraction of aggregate within which suitable sites for sharp sand and gravel extraction may be found. The emerging Local Plan for Medway is proposing several similar areas of search.

1. **Recycled and Secondary Aggregates**
   1. Materials defined as recycled or secondary aggregates are derived from demolition and construction waste, industrial by-products such as power station ash, colliery spoil, and blast furnace slag and slate. These materials can be used as substitutes for aggregates, such as in concrete production, or as fill.
   2. The use of recycled and secondary aggregates is critical to the sustainable management of primary mineral resources. In line with government policy to secure the valuable finite resources of materials required for development, Medway Council promotes the use of such alternatives in place of primary aggregates.
   3. In 2022, recycled aggregate was reported as being produced from four sites in Medway. One of these is an established aggregates operator who reported sales of recycled aggregate from its site for the first time however it appears this may be a one off.. A fifth facility that was granted planning permission in 2018 is yet to start operating.
   4. Operators of waste management facilities with an Environmental Permit are required to make returns of waste inputs and outputs from their sites to the Environment Agency. For some sites, the waste reported includes Construction and Demolition waste that is processed on site to produce recycled aggregate. The Environment Agency Waste Data Interrogator (WDI) is a database that reports all the waste returns and so can also be used to estimate the production of recycled aggregate. The WDI that includes 2022 data has recently been published. Returns made to the council as part of the AM survey suggest around 20,000 tonnes of recycled aggregate was produced in 2022.
   5. A Waste Needs Assessment prepared in 2020 to support the emerging Medway Local Plan suggests that the permitted capacity for recycled aggregates production in Medway is around 135,000tpa.
   6. In 2022, the 3-year average sales have increased and the 10-year average sales have remained the same. Table 2 provides the average sales since 2007 and this is presented as a line chart in Figure 5.

Table 2: Sales (Mt) of recycled and secondary aggregate in Medway

|  |  |  |
| --- | --- | --- |
| **Year** | **3-year average sales (Mt)** | **10-year average sales (Mt)** |
| **2007** | 0.073 | n/a |
| **2008** | 0.110 | n/a |
| **2009** | 0.110 | n/a |
| **2010** | 0.106 | n/a |
| **2011** | 0.045 | n/a |
| **2012** | 0.051 | n/a |
| **2013** | 0.040 | n/a |
| **2014** | 0.025 | 0.069 |
| **2015** | 0.029 | 0.057 |
| **2016** | 0.044 | 0.064 |
| **2017** | 0.065 | 0.067 |
| **2018** | 0.067 | 0.044 |
| **2019** | 0.046 | 0.044 |
| **2020** | 0.015 | 0.040 |
| **2021** | 0.006 | 0.032 |
| **2022** | 0.010 | 0.032 |

Figure 5: Average Sales (t) of Recycled and Secondary Aggregate in Medway

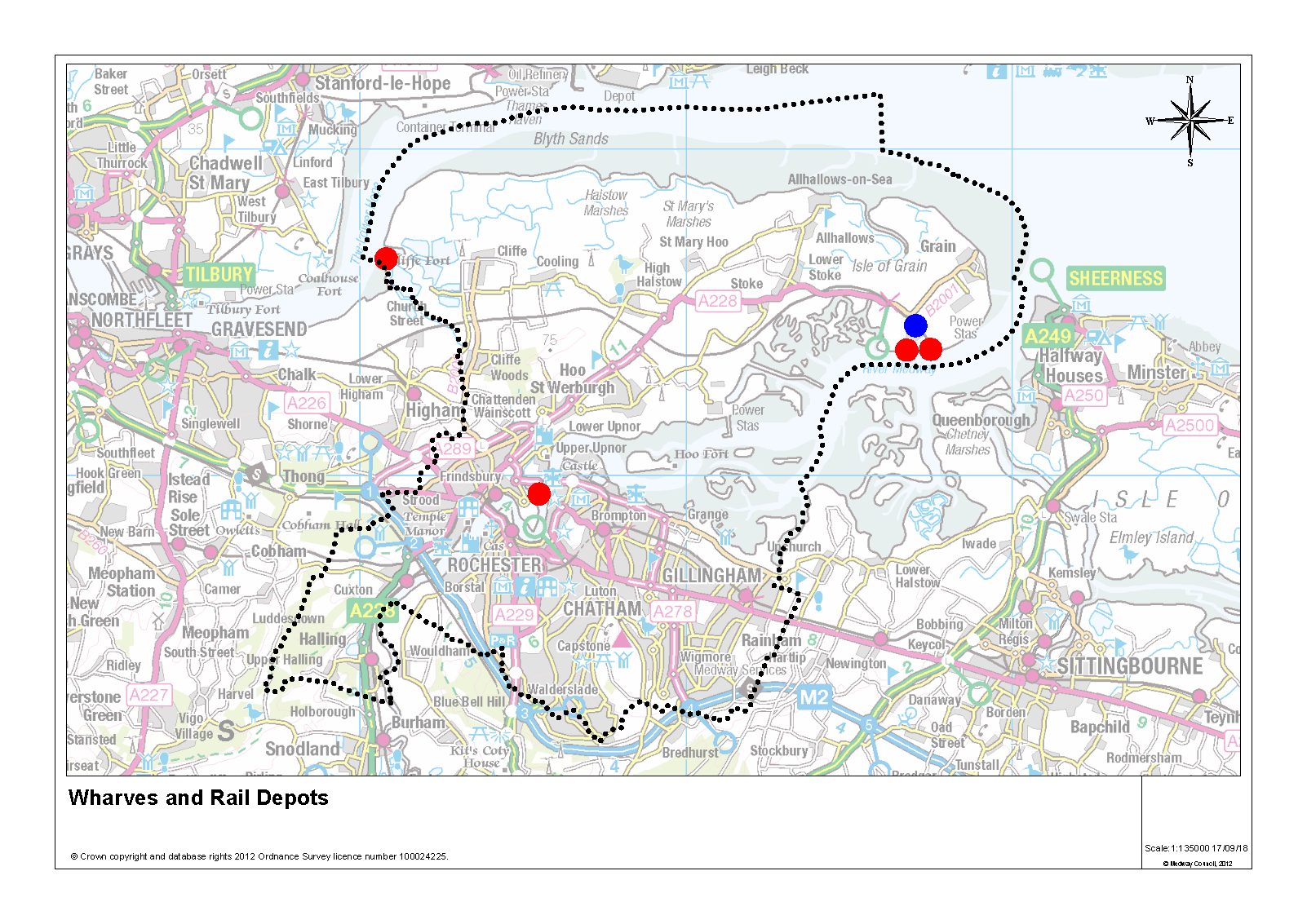
* 1. In addition to the above sales, significant amounts of recycled aggregate may arise from the operation of mobile plant, such as crushers and screeners, during demolition and construction activity within Medway.
  2. The emerging Local Plan includes policies which allow new sites to be developed which involve the production of recycled aggregate and also safeguards existing ones.
  3. Coal-derived fly ash is a secondary aggregate that can be used in various applications including those related to the construction of housing and infrastructure. A change to the National Planning Policy Framework in July 2021 recognised Coal-derived fly ash in single use deposits as a mineral resource of local and national importance. Approximately 1.4 million cubic metres of Coal-derived fly ash is present in a deposit at the disused Kingsnorth Power Station. From the mid 1990’s, this material was sold as a secondary aggregate for use in breeze block manufacture and other construction products, though this practice ceased in 2014 soon after the closure of the power station in 2012. The UK Quality Ash Association has recognised the deposit at the disused Kingsnorth Power Station as a potential future source of secondary aggregate[[4]](#footnote-4). While there are no plans to recover/use this material at present this may change in future.

1. **Wharves and Rail Depots**
   1. Medway makes a critical contribution to the South East’s infrastructure for the importation of aggregates, particularly marine dredged sand and gravel. The scale of the importation makes Medway’s wharves of regional and national significance. There are four wharves currently in operation:

* Grain Terminal, Isle of Grain (wharf and rail depot): operated by Aggregate Industries.
* North Sea Terminal, Cliffe, Rochester (wharf and rail depot): operated by Brett Aggregates.
* Euro Wharf, Frindsbury, Rochester: operated by Hanson Aggregates.
* London Thamesport, Isle of Grain: operated by Medway Aggregates.

The location of the wharves and rail depots in Medway is provided in Figure 6.

Figure 6: Wharves and Rail depots in Medway



**North Sea Terminal (Rail Depot)**

**Grain Terminal (Wharf)**

**London Thamesport (Wharf)**

**Euro Wharf (Wharf)**

**North Sea Terminal (Wharf)**

**Grain Terminal (Rail Depot)**

* 1. Collectively, these six facilities make a significant contribution to the importation of minerals into London and the south east.
  2. Medway’s wharves are amongst the largest in Kent and Medway, and have the greatest capacity (approximately 4.3 million tpa). The wharves are operating within their capacity levels and so offer the ability to increase production in response to market demand. Figure 7 shows sales at wharves since 2007.

Figure 7: Sales (t) of Aggregates through Wharves in Medway

* 1. The total sales of aggregates from wharves in 2022 was 3.308Mt which exceeded the level of sales achieved in any one of the last fourteen years. This was due to an increase in both sales of crushed rock and sand gravel in 2022.

* 1. The table below provides an indication of the role wharves in Medway play in the importation of aggregate to wharves in the south east.

Table 3: Marine aggregates sales and landings: 2022 (thousand tonnes)

Source: South East England Aggregates Working Party Annual Report 2022

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Mineral planning authorities**[[5]](#footnote-5) | **Sales**  **2022** | **Sales**  **10-year av.** | **Sales**  **3-year av.** | **Landings**[[6]](#footnote-6)  **2022** | **Landings**  **10-year av** | **Landings**  **3-year average** |
| **Medway and Kent** | 3,799 | 3,277 | 3,489 | TBC | TBC | TBC |
| **East and West Sussex** | 1,613 | 1,588 | 1,641 | TBC | TBC | TBC |
| **Hampshire and Isle of Wight** | 907 | 1,592 | 1,849 | TBC | TBC | TBC |
| **South East England** | 6,319 | 6,457 | 6,979 | TBC | TBC | TBC |

**Marine-won Sand and Gravel**

* 1. Medway receives sand and gravel from several dredging regions; those located in British waters have their minerals rights owned by the Crown Estate. The region most proximate to wharves in Medway is the Thames region. In 2022 the Crown Estate reported[[7]](#footnote-7) that the Thames dredging region currently has around 25 years of permitted aggregate production capacity.
  2. The sale of marine-won sand and gravel in Medway is presented in Table 4 and Figure 8. In 2022, the level of sales was recorded at 1.893Mt[[8]](#footnote-8) which represents an increase on the previous year and is above both the 3-year and 10-year average sales. The level achieved was the second highest recorded in the last 16 years.

Table 4: Sales (Mt) of Marine-won Sand and Gravel at Wharves in Medway

|  |  |  |  |
| --- | --- | --- | --- |
| **Year** | **Annual sales (Mt)** | **3-year average sales (Mt)** | **10-year average sales (Mt)** |
| **2007** | 1.565 | 1.286 | n/a |
| **2008** | 1.518 | 1.502 | n/a |
| **2009** | 0.740 | 1.274 | n/a |
| **2010** | 1.152 | 1.231 | n/a |
| **2011** | 1.167 | 1.020 | n/a |
| **2012** | 1.215 | 1.178 | n/a |
| **2013** | 1.400 | 1.261 | n/a |
| **2014** | 1.586 | 1.400 | 1.264 |
| **2015** | 1.597 | 1.527 | 1.336 |
| **2016** | 1.978 | 1.720 | 1.392 |
| **2017** | 1.794 | 1.790 | 1.415 |
| **2018** | 1.213 | 1.662 | 1.384 |
| **2019** | 1.115 | 1.374 | 1.422 |
| **2020** | 1.786 | 1.372 | 1.485 |
| **2021** | 1.797 | 1.567 | 1.548 |
| **2022** | 1.893 | 1.826 | 1.616 |

Figure 8: Sales (Mt) of Marine-won Sand and Gravel (ex soft sand) through Wharves in Medway

* 1. The 2019 national Aggregate Minerals Survey[[9]](#footnote-9) states that in 2019, of all the marine won sand and gravel landed at wharves in South East, 23% was landed at wharves in Medway. Of the sand and gravel landed in Medway, 32% was utilised in Kent and Medway, 10% in the South East and 14% elsewhere (44% was not allocated a destination).

**Marine-won Soft Sand**

* 1. It is likely that the demand for soft sand in the South East will increasingly need to be met by imports into the area and from marine won sources due to its scarcity and moreover by constraints upon its extraction. To help provide a detailed analysis of soft sand supply in the region, sales figures of marine-won soft sand are separated out from those of marine-won sand and gravel.
  2. Sales of marine-won soft sand from wharves in Medway since 2007 is shown in Figure 7. No soft sand sales were reported in 2022. Figure 7 shows that such sales have been sporadic and are at a relatively low level which may indicate that material is imported for a particular project or use where it is considered suitable to use marine-won soft sand in place of land-won material. Further discussions with aggregates operators may provide insight into its use and the fluctuating nature of the sales data.

**Crushed Rock**

* 1. Medway does not have any natural hard rock resources and therefore relies on imports of crushed rock such as limestone and granite to meet demand for this type of aggregate. Other areas similarly rely on imports and Medway’s wharves and rail depots help facilitate supply to them.
  2. Crushed rock arrives in Medway mainly through the wharves. In the past imports of limestone from Torr Works Quarry in Somerset were received at the rail depot at Grain to support infrastructure projects around Medway. Granite arrives at the wharves from Scotland and Norway. Crushed rock is distributed to other areas beyond Medway, including London, by road and rail.
  3. Due to commercial confidentiality, sales of imports from the rail depots cannot be broken down other than by a 3-year sales average. As records of sales began in 2014 it is possible, for the first time, to report a 10-year average sales value (8,725 tonnes). To avoid double counting of the supply of aggregates from Medway, the reported sales from rail depots relate solely to aggregate that has been imported by rail and not that which is exported from Medway as the sales have already been reported as landings at Grain and the North Sea terminal at Cliffe.
  4. Sales data for crushed rock through wharves and the rail depot are presented in Table 5 and Figure 9. In 2022, sales of crushed rock through Medway’s wharves were reported as 1.414 Mt; an increase on the sales recorded in 2021. The 2022 sales are lower than the average 3-year sales but higher than the 10-year average sales.

Table 5: Sales (Mt) of crushed rock through wharves and rail depot in Medway

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Year** | **3-year average sales (Mt): Rail depot** | **10-year average sales (Mt): Rail Depot** | **Annual sales (Mt): Wharves** | **3-year average sales (Mt): Wharves** | **10-year average sales (Mt): Wharves** |
| **2007** | n/a | n/a | 1.756 | 1.437 | n/a |
| **2008** | n/a | n/a | 1.240 | 1.511 | n/a |
| **2009** | n/a | n/a | 0.696 | 1.231 | n/a |
| **2010** | n/a | n/a | 0.909 | 0.948 | n/a |
| **2011** | n/a | n/a | 0.833 | 0.813 | n/a |
| **2012** | n/a | n/a | 0.761 | 0.834 | n/a |
| **2013** | n/a | n/a | 0.856 | 0.817 | n/a |
| **2014** | n/a | n/a | 0.775 | 0.797 | 1.038 |
| **2015** | 0.056 | n/a | 1.086 | 0.906 | 1.045 |
| **2016** | 0.025 | n/a | 0.912 | 0.924 | 0.982 |
| **2017** | 0.005 | n/a | 0.945 | 0.981 | 0.901 |
| **2018** | 0.004 | n/a | 1.247 | 1.035 | 0.902 |
| **2019** | 0.003 | n/a | 1.611[[10]](#footnote-10) | 1.268 | 0.994 |
| **2020** | 0.002 | n/a | 1.277 | 1.379 | 1.030 |
| **2021** | 0.000 | n/a | 1.374 | 1.421 | 1.085 |
| **2022** | 0.000 | 0.008 | 1,414 | 1.355 | 1.150 |

Figure 9: Sales (Mt) of crushed rock through wharves and the rail depot in Medway

1. **Overview of Aggregate Sales**
   1. In order to provide an overview of aggregate sales, average 3-year sales of aggregates in Medway from all sources are presented in Figure 10 below.
   2. Relatively low levels of sales of land-won sand and gravel decreased further past 2011 until 2015 when sales restarted; this upward trend continued with extraction at Kingsnorth Quarry, however this is not expected to continue as reserves become exhausted, indeed a decline the 3 year average has recently been observed.
   3. While sales of marine won sand and gravel declined in 2018 and 2019, data for 2022 shows that sales have continued to rebound. Imports of crushed rock via wharves had increased steadily and now appear to be plateauing.
   4. Recycled and secondary aggregate sales have made a steady but minor contribution to overall sales.

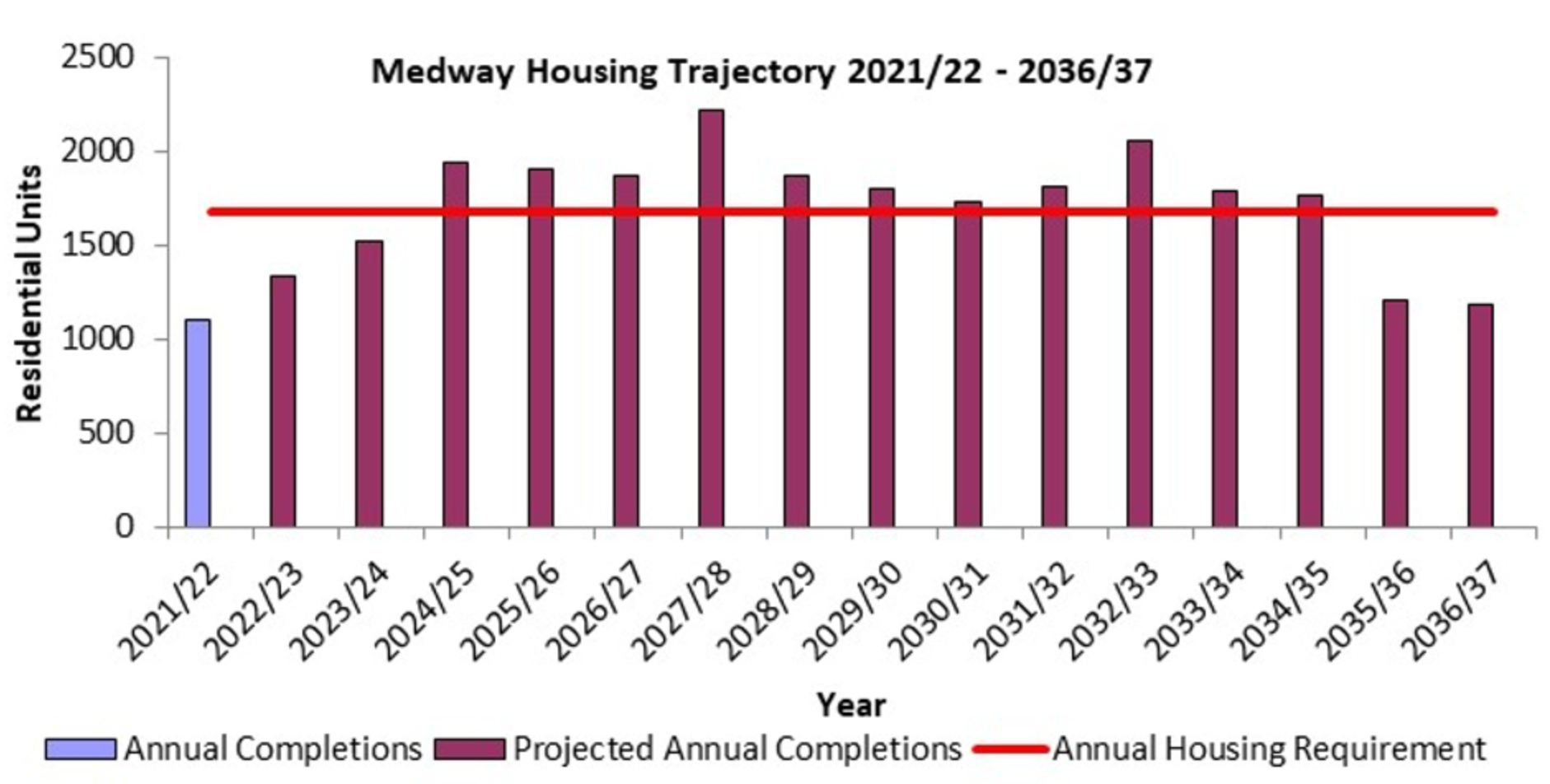
Figure 10: Amalgamated average 3-year sales (Mt) for aggregates in Medway

1. **Future Aggregate Supply**

**Future Housing and Development**

* 1. The government’s assessment of Local Housing Need for Medway is 1,675 homes per year (based on the latest affordability ratio).
  2. Although rates of housebuilding are currently below the level of identified housing need, there was a dramatic increase in 2019/20 when the net number of homes delivered increased from 647 in 2018/19 to 1,130, since then this increase has been sustained with 1,130 delivered in 2019/20, 1,082 in 2020/21 and 1,102 in 2020/21.
  3. The latest Medway Housing Delivery Test Action Plan (July 2022) report suggests that, Medway experienced its highest rates of housing delivery in 2019/20 and 2020/21, at 1,130 and 1,082 new homes, respectively.
  4. The Action Plan also reports that based on the housing trajectory published in the Council’s Authority Monitoring Report (AMR) 2020/21, there is the potential to pass the Housing Delivery Test figure by 2025. However, this recognises the need to have a sustained increase in housing delivery to achieve this, as is currently proposed by developers. The report states that early signs for 2021/22 indicate delivery will again be above 1,000 units. The trajectory in the last AMR did reflect a slowdown in the number of homes in the next couple of years to reflect the impact of Covid-19 and uncertainty about how that would affect delivery in the medium to long term. However, it is clear that the efforts to permit larger greenfield sites has left Medway well placed to continue delivering new homes, even if at a slower rate and this has contributed to a step change in the number of homes being delivered each year.
  5. Figure 11 shows projected housing completions of new homes in Medway to 2035/36.

Figure 11: Annual housing completions compared to annual housing requirement in Medway



Source: Medway Annual Monitoring Report 2022

* 1. In addition to housing, the North Kent Strategic Housing and Economic Needs Assessment indicates the scale of employment and retail needs in Medway over the plan period. This research showed a total need for:
* 50,000m2 of B1 office space. 155,000m2 of B2 industrial land and 165,000m2 of B8 warehousing land.
* 44,000m2 of comparison retail floor space and 13,000m2 of convenience (supermarket) retail space up to 2031.

The new Local Plan will also identify supporting infrastructure needs.

* 1. Regionally, a number of planned infrastructure projects[[11]](#footnote-11) are likely to put increased pressure on the supply of aggregates through Medway, including:
* **Lower Thames Crossing:** A 13-mile new road and bored tunnel crossing under the River Thames between the east of Gravesend and Tilbury.
* **Crossrail 2:** A proposed major new rail route through London between Surrey and Hertfordshire.
* **Thames Tideway Tunnel:** A 16-mile drainage and sewerage tunnel currently in construction under much of the tidal section of the River Thames through central London.
* **Silvertown Tunnel:** A new road tunnel beneath the River Thames between the Greenwich Peninsula and west Silvertown.
* **High Speed Rail 2:** A high-speed rail link being constructed between London and Birmingham (Phase 1) and on to Manchester (Phase 2).
* **Housing and infrastructure delivery across Kent:** Includes in the region of 178,600 additional homes (2011-31) and the provision of 163 extra form entries for schools (2017-23). This includes development associated with Ebbsfleet Garden City.
  1. In the past 12 months the Government announced changes and delays to certain infrastructure projects, including HS2 and the Lower Thames Crossing which means increases in demand for aggregate associated with these projects will take longer to materialise than originally envisaged.
  2. In order to deliver the projects noted above, Medway will endeavour to maintain a landbank and ensure that infrastructure, essential for the import and distribution of aggregate, is safeguarded through the application of appropriate planning policy.

**Economy**

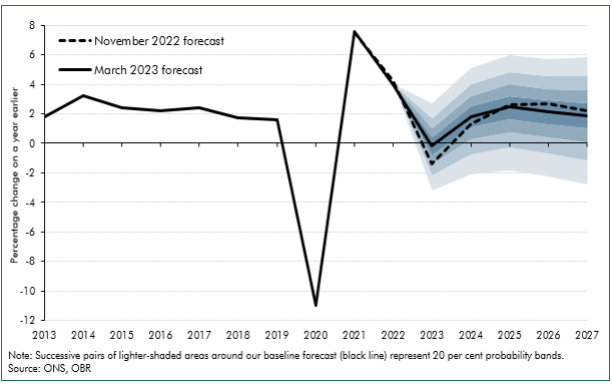
* 1. Economic forecasts are considered useful for providing an overall contextual picture and an indication of potential aggregate demand. This is because a growing economy is more likely to require greater supplies of aggregate (and vice versa).
  2. The Office for Budgetary Responsibility (OBR) March 2023 forecasts for UK GDP until 2027 are[[12]](#footnote-12) included in Table 5a below.

Table 5a OBR forecasts for GDP 2023-2027

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **2023** | **2024** | **2025** | **2026** | **2027** |
| **GDP % growth forecast** | -0.2 | 1.8 | 2.5 | 2.1 | 1.9 |

* 1. It is important to note that these forecasts were published in March 2023 after the full impact of the Coronavirus pandemic had been assessed.  The Covid-19 outbreak resulted in a severe contraction of the UK economy in 2020. Figure 11a (below) shows the forecasts for GDP until 2027.

**Figure 11a Real GDP growth forecast[[13]](#footnote-13)**



* 1. Predictions for growth in GDP suggest it has, and will, effectively stall in the sort to medium term. Other economic factors which may affect demand for aggregate are as follows[[14]](#footnote-14):
* Inflation is falling more slowly than expected suggesting interest rates may still have further to rise.
* Higher borrowing costs are squeezing household incomes and worsening affordability in the housing market.
* Wages are continuing to rise well above “normal” levels, but individuals on average are still worse off as real earnings (adjusted for inflation) are falling and eroding purchasing power.
* A weak exports performance underlines the wide-reaching challenges facing the UK economy. UK export volumes, excluding precious metals, were more than 9% below their average in 2019.
  1. The above information about the current and future performance of the economy does not suggest that demand for aggregate is likely to increase significantly in the short to medium term.

## Landbank

* 1. As reported in Section 2, the current landbank for land-won sand and gravel is 5.1 years, based on the 3-year sales average; this increases to 7 years when applying the 10-year sales average. The landbank shows a slight increase on 2021 but this is due to a decrease in the 3 year sales average (used as the APR) reflecting a lower rates of extraction observed at Kingsnorth Quarry in recent years.
  2. Significant deposits of sand and gravel exist across the Hoo Peninsula; the council will actively plan to safeguard these areas through the emerging Local Plan in order to help ensure that a steady and adequate supply of aggregates is maintained. The emerging Local Plan also seeks to identify specific Areas of Search within which it may be possible to identify suitable sites for the working of sharp sand and gravel.

## Capacity

* 1. The Aggregate Monitoring Survey includes a survey of site capacity to assist planning for future demand. Details of capacity against the recorded 3-year average sales are detailed in Table 6.
  2. Sales against capacity data indicate sufficient headroom to accommodate a significant level of demand, with a capacity gap at the wharves of 34%. There is potential for capacity to be substantially increased with space available for additional wharf facilities at London Thamesport. A new wharf came into operation in 2017 which increased capacity by 150,000 tonnes per annum.

Table 6: Sales of aggregates (Mt) against capacity (Mt)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  |  | **2018** | **2019** | **2020** | **2021** | **2022** |
| **Land-won sand and gravel** | **Average 3-year sales of land-won sand and gravel (Mt)** | 0.05 | 0.1 | 0.134 | 0.119 | 0.072 |
| **Land-won sand and gravel** | **Total annual capacity (Mt)** | >0.200 | >0.200 | >0.200 | >0.200 | >0.200 |
| **Land-won sand and gravel** | **Percentage of sales against capacity (%)** | <25 | <50 | <67 | <60 | <36 |
| **Recycled and secondary aggregates** | **Average 3-year sales of recycled and secondary aggregate (Mt)** | 0.067 | 0.046 | 0.017 | 0.01 | 0.01 |
| **Recycled and secondary aggregates** | **Total annual capacity (Mt)** | >0.075 | >0.135 | >0.135 | >0.135 | >0.135 |
| **Recycled and secondary aggregates** | **Percentage of sales against capacity (%)** | <89 | <35 | <12 | <8 | <8 |
| **Wharves** | **Sales through wharves (Mt)** | 2.462 | 2.727 | 3.062 | 3.172 | 3.308 |
| **Wharves** | **Total annual capacity (Mt)** | 4.3 | 4.3 | 4.3 | 4.3 | 4.3 |
| **Wharves** | **Percentage of sales against capacity (%)** | 59 | 66 | 74 | 74 | 77 |
| **Rail Depot** | **Average 3-year sales through rail depot (Mt)** | n/k | 0.003 | 0.002 | 0.001 | 0 |
| **Rail Depot** | **Total annual capacity (Mt)** | n/k | n/k | n/k | n/k | n/k |
| **Rail Depot** | **Percentage of sales against capacity (%)** | n/k | n/k | n/k | n/k | n/k |

* 1. With regard to recycled and secondary aggregate, it is estimated that current permitted capacity for recycled aggregates production in Medway is around 135,000tpa. Capacity is anticipated to increase in the near future when a plant for producing ‘Hydraulically Bound Material’[[15]](#footnote-15) (HBM) from recycled aggregates begins production at Malmaynes Hall Farm, Stoke. The plant is expected to have an operational capacity of 0.075 Mtpa.
  2. Exports of aggregate from the rail depot at the North Sea Terminal site at Cliffe suggest that the depot has capacity of at least 550,000tpa. However, this depot appears to be used exclusively for the export of aggregate landed at the associated wharf.

1. **Conclusion**
   1. This LAA indicates that Medway continues to play an important strategic role in regional aggregates supply through the wharves located on the Medway and Thames. The ability to handle large vessels and their proximity to markets in the wider South East and London elevates the wharves’ importance to a regional level. Furthermore, the current surplus handling capacity allows for flexibility and provides assurance in their ability to respond to increased market demand.
   2. A new Medway Local Plan is currently being prepared and is scheduled to be adopted in 2024. Draft policy approaches were consulted on throughout 2018 and will be used to inform the minerals policies in the new Local Plan. This, and previous LAAs are being used to inform the content of the Local Plan.
   3. Although land won reserves of sand and gravel continue to deplete rapidly, it is considered that Medway is making sufficient provision to ensure a steady supply of aggregates. The Council will rigorously apply its mineral safeguarding policies to ensure that it can continue to make an effective contribution to meeting local and wider needs. The council will continue to actively participate in the work of SEEAWP and maintain cooperative working with neighbouring MPAs and industry operators.

1. Corrected on 4th January 2024 from text previously published which said ‘125 new sites received permission in 2022/23 with approval given to 68% overall’. [↑](#footnote-ref-1)
2. Large sites approved and refused percentages corrected on 4th January 2024 from previously published 77% and 22% respectively [↑](#footnote-ref-2)
3. London clay and brick clay are not aggregate minerals. Chalk may have uses as an aggregate but is generally not extracted for this purpose. [↑](#footnote-ref-3)
4. http://www.ukqaa.org.uk/wp-content/uploads/UKQAA\_SECONDARY\_MATERIAL.pdf [↑](#footnote-ref-4)
5. MPAs grouped to maintain confidentiality of an individual company’s data. [↑](#footnote-ref-5)
6. Landings data published by Crown Estate (to be added - not included in first draft of SEEAWP AM Report 2022) [↑](#footnote-ref-6)
7. Crown Estate data for current estimates suggest there are 25 years of primary aggregates production permitted landings [2023-summary-statistics.pdf (thecrownestate.co.uk)](https://www.thecrownestate.co.uk/media/4348/2023-summary-statistics.pdf) [↑](#footnote-ref-7)
8. Crown Estate data for landings of marine won aggregate indicates that 1,912,666 tonnes was landed in 2022. N.B. landings and sales are not the same. [2023-summary-statistics.pdf (thecrownestate.co.uk)](https://www.thecrownestate.co.uk/media/4348/2023-summary-statistics.pdf) [↑](#footnote-ref-8)
9. https://www.gov.uk/government/publications/aggregate-minerals-survey-for-england-and-wales-2019 [↑](#footnote-ref-9)
10. Value taken from BGS AMS 2019 [↑](#footnote-ref-10)
11. Note the previous LAA included mention of ‘The London Resort’, which was a proposal for developing a 465-hectare brownfield site on the Swanscombe Peninsula between Dartford and Gravesend for a theme park and housing, as well as a hydrogen production facility on the Isle of Grain (Project Cavendish) however these developments are no longer being progressed. [↑](#footnote-ref-11)
12. Economic and Fiscal Outlook March 2023 (OBR): C2.13 and c2.14 [↑](#footnote-ref-12)
13. Economic and Fiscal Outlook March 2023 (OBR): [Chapter\_2\_charts\_and\_tables\_March\_2023.xlsx (live.com)](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fobr.uk%2Fdocs%2Fdlm_uploads%2FChapter_2_charts_and_tables_March_2023.xlsx&wdOrigin=BROWSELINK). C2.14. [↑](#footnote-ref-13)
14. Note this section has been informed by information provided by the Mineral Products Association [↑](#footnote-ref-14)
15. ‘Hydraulically Bound Material’ is a generic term referring to soil or aggregates that have been bound together with additives such as cement, lime-based binders, gypsum or fly ash, then hardened by a hydraulic reaction with water. HBM is used in several construction applications including pavement sub-bases. [↑](#footnote-ref-15)