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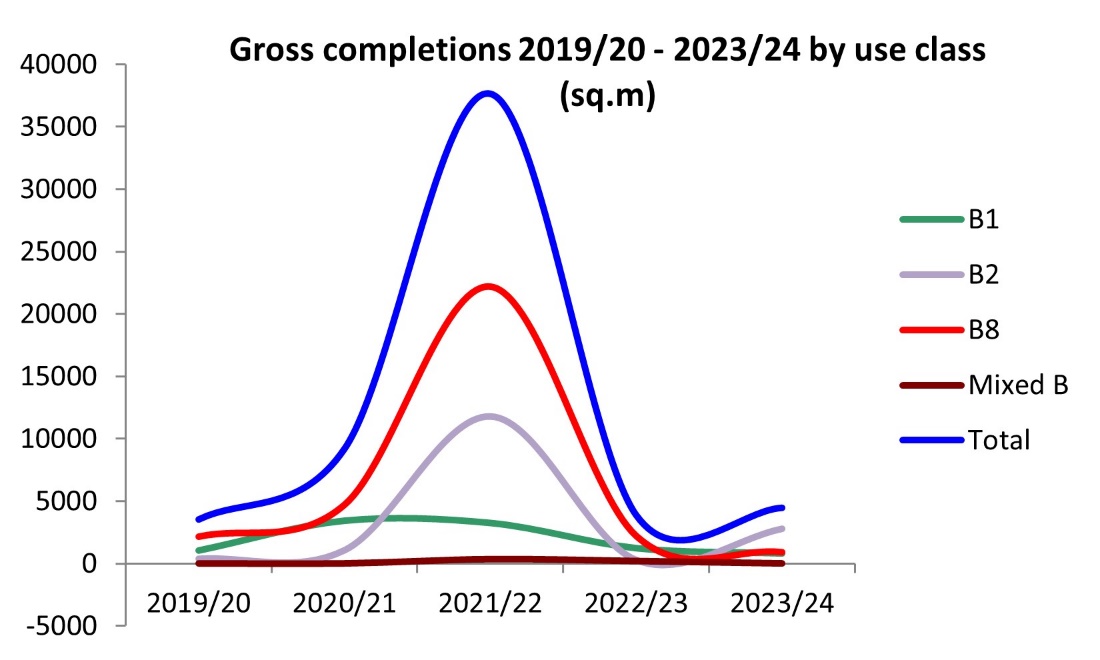
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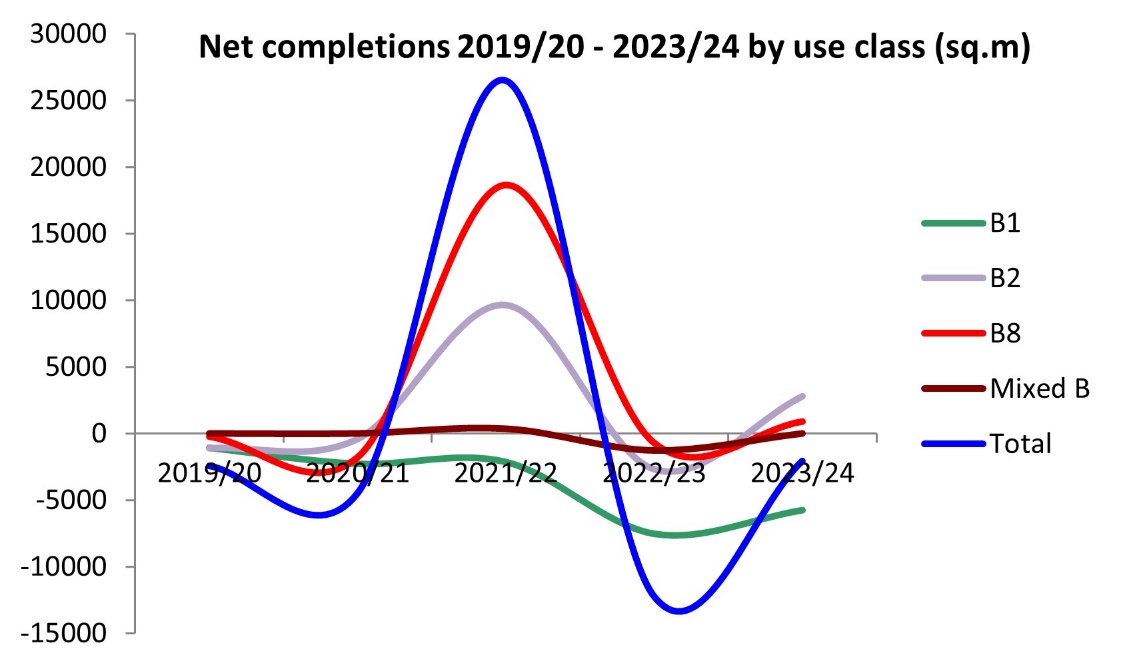
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**Please note that this Volume was updated in March 2025 due to a post Cabinet approval to correct a factual error relating to floorspace figures at Kingsnorth Power Station (planning permission MC210979). Relevant text has also been corrected in Volume 1.**

# 1) Employment Land Availability Tables and Data

## Employment graphs

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****

Net completions of employment land have risen for use classes B2 and B8 over the last year but have still fallen within use class B1. The losses outweigh the gains for 2023/24.

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 849,762 sq.m[[1]](#footnote-1) (net) employment floorspace with planning permission which is expected to come forward in the next 15 years (49,552 sq.m[[2]](#footnote-2)) of this is currently under construction).

## Previously developed land

**Table: Employment land completed 2023/24 on previously developed land (sq.m)**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | B1 gross | B2 gross | B8 gross | Mixed B | Total | Total % |
| Non PDL | 367 | 0 | 0 | 0 | **367** | **8** |
| PDL | 422 | 2,786 | 905 | 0 | **4,113** | **92** |
| Total | **789** | **2,786** | **905** | **0** | **4,480** | **100** |

At about 92%, most of the development was completed on Previously Developed Land.

## Floorspace supply

**Table: Total Floorspace (sq. m) supply at 2023/24**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | B1 | B2 | B8 | Mixed B | Total |
| Completed floorspace  2023/24 (net) | -5,763 | 2,786 | 905 | 0 | -2,072 |
| Floorspace with planning  permission as at 31/3/2024 (net) | 165,816 | 372,671 | 641,631 | 38,620 | 1,218,738 |
| Floorspace with planning  permission as at 31/3/2024  (percentage) | 13.6% | 30.6% | 52.7% | 3.1% | 100 |
| Total supply (sq.m) | **160,053** | **375,457** | **642,536** | **38,620** | **1,216,666** |

**Table 1: B1 - B8 planning consents**

**Planning consents valid 1 April 2023 to 31 March 2024**

## Section 1: Development completed by 31 March 2024

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

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

***Non town centre***

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

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

ME2 1AW

MC221603 Pacadar Cement Casting Thamesport Grain Road Grain Hardeep Hunjan Barton Willmore 0.27 0 2686 0 0

ROCHESTER ME3 0EP now Stantec

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

Consultant

MC231896 Rear of 15-17 Cedar Road Strood ROCHESTER Cadscapes Ltd 0.88 100 100 0 0

ME2 2HB

***Sub-total for Non town centre*** **4.03** **789** **2786** **905** **0**

**TOTAL** **4.03** **789** **2786** **905** **0**

Notes. Only consents creating new floorspace are shown.

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

## Section 2: B1 - B8 planning consents not started at 31 March 2024

***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

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

GILLINGHAM ME7 1YQ

MC213671 Trafalgar Centre & Multi Storey Car Park High Street Terance Butler Real Estates 0.65 195 0 0 0

CHATHAM ME4 4AL Developments

MC231882 73 High Street CHATHAM ME4 4EE Insight Architects 0.02 66 0 0 0

**Sub-total for Town centre** **25.20** **609** **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 Plot 8 London Medway Commercial Park Eschol Road Barton Wilmore 1.88 814 0 4812 0

Kingsnorth ROCHESTER ME3 9ND

MC181979 Plot 1C London Medway Commercial Park Eschol Road Goodman 4.00 2396 0 15961 0

Kingsnorth ROCHESTER ME3 9ND

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

MC200302 Royal mail Depot Maidstone Road ROCHESTER ME1 3AU Ubique Architects 1.60 930 1400 0 0

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

Strood 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

MC202011 Medway Bridge Marine 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 8R

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

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

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

MC210979 Power Station Access Road Eschol Road Kingsnorth Huw Edwards, Barton Willmore LLP 111.00 15750 69300 204750 0

ROCHESTER ME3 9NQ

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

MC211383 Plot 2 London Medway Commercial Park James Miss Molly How Barton Willmore 8.68 2397 603 37515 0

Swallow Way Hoo ROCHESTER ME3 9GX

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

MC220254 Land to the East and West of Church Street Cliffe Vincent and Gorbing 23.50 215 0 0 0

ROCHESTER

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

ROCHESTER ME3 9LB

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

MC221078 London Thamesport Grain Road Grain ROCHESTER Mr Lucky Gill 3.00 0 3282 0 0

ME3 0AE

MC222131 Veolia LTD George Summers Close ROCHESTER Veolia 1.00 300 3784 0 0

MC222662 Pit Stop Garage and MOT Centre Ltd Clipper Close Building Drawings 1.80 0 91 0 0

ROCHESTER ME2 4QP

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

MC223014 Kingsnorth Industrial Estate Jetty Road Kingsnorth Mr Colin Basi 0.11 334 0 0 0

ROCHESTER ME3 9ND

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

MC230510 Nashenden Barn Nashenden Farm Lane Borstal Speer Dade Planning Consultants 0.16 0 0 26 0

ROCHESTER  
  
MC230673 28 London Road Rainham GILLINGHAM ME8 6YX Mr Abdul Mumtaz 0.10 84 0 0 0

MC231194 Good Food Wines WhiteWall Road ROCHESTER Redsquare Architects 0.02 89 0 0 0

MC231480 Land Adj Riverview Manor Wouldham Road Borstal N Field Projects Ltd 0.03 0 105 0 0

ROCHESTER

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

***MC210979 note that figures previously quoted have changed due to a post Cabinet approval in March 2025 to correct a factual error. This is reflected in the summary section also.***

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

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

MC232154 8 Lankester Parker Road ROCHESTER ME1 3QU DHA Planning 0.12 0 418 0 0

MC232671 32 Balmoral Road GILLINGHAM ME7 4PG Mr D Lawal 0.02 107 0 0 0

**Sub-total for Non town centre** **387.13** **159134** **287717** **349163** **48270**

**TOTAL** **412.33** **160343** **287717** **349163** **48270**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes. Only permissions creating new floorspace are shown.

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

## Section 3: B1 - B8 development under construction at 31 March 2024

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

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

***Town centre***

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

MC231759 18 Railway Street CHATHAM ME4 4JT Purcell 0.15 1750 0 0 0

MC232700 Pentagon Shopping Centre Military Road CHATHAM Williams Gallagher 0.15 1512 0 0 0

ME4 4HY

**Sub-total for Town centre** **1.78** **3649** **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

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

GILLINGHAM ME8 8GL

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

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

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

MC230558 128 Magpie Hall Road CHATHAM ME4 5XJ JMS Planning 0.08 0 24 0 0

***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.)***

MC231902 49/51 Peverel Green Parkwood GILLINGHAM ME8 9UH Mr Sukru Cal 0.01 34 0 0 0

**Sub-total for Non town centre** **32.64** **1936** **2902** **38604** **2350**

**TOTAL** **34.42** **5585** **2990** **38627** **2350**

Notes. Only consents creating new floorspace are shown.

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

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

***Table 1, Section 3: B1 - B8 development under construction*** ***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 2024*(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***

MC231043 35a High Street Rainham GILLINGHAM ME8 4HS Mr Aaron Sergejenkovs-Telford -0.02 -239 0 0 0

**Sub-total for Town centre** **-0.02** **-239** **0** **0** **0**

***Non town centre***

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

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

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

ME8 7TN

MC230387 68 West Street GILLINGHAM ME7 1EF D Konuralp Investments -0.11 -791 0 0 0

MC231532 Unit 12 Henley Business Park Trident Close MAGIC Ltd -0.02 -466 0 0 0  
  
 MC231896 Rear of 15-17 Cedar Road Strood ROCHESTER Cadscapes Ltd -0.88 -200 0 0 0

ME2 2HB

MC232683 68 West Street GILLINGHAM ME7 1EF D Konuralp Investments -0.11 -138 0 0 0

**Sub-total for Non town centre** **-3.84** **-6313** **0** **0** **0**

**TOTAL** **-3.86** **-6552** **0** **0** **0**

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

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

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

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

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

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

started table.

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

## Section 5: Potential loss of B1 - B8 floorspace in planning consents not started at 31 March 2024

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

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

***Town centre***

MC192808 9 Railway Street CHATHAM ME4 4DG Rayner Davies Architects -0.01 -150 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 Durland House 160 High Street Rainham Mr Lee Sturch -0.09 0 0 -147 0

GILLINGHAM ME8 8AT

MC222971 Barclays Bank (2nd Floor) 263-265 High Street Hertford Planning Service -0.03 -210 0 0 0

CHATHAM ME4 4BZ

MC230400 42 North Street Strood ROCHESTER ME2 4SN APX Architecture LTD -0.03 -407 0 0 0

MC230737 23 Railway Street CHATHAM ME4 4HU Corbil Planning Ltd -0.01 -387 0 0 0

**Sub-total for Town centre** **-0.67** **-9635** **0** **-897** **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

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

ME2 4UP

MC20090417 Temple Waterfront Between Knight Road and Roman Way Lafarge Cement UK -21.79 0 -2535 0 0

Strood ROCHESTER ME2 2BA

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

ROCHESTER

***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.)***

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

ROCHESTER ME3 8RF

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

Centre GILLINGHAM ME8 0PZ

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

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

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

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

MC221500 # 17 New Road Avenue CHATHAM ME4 6BA Kent Design Partnership -0.07 -430 0 0 0

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

MC222813 Fleet House Upnor Road Upnor ROCHESTER Ian Mutch -0.16 0 -265 0 0

MC222915 MCL Ltd Grove Road Upper Halling ROCHESTER Iceni Projects -0.40 -782 0 0 0

ME2 1HZ

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

MC231451 Kelleher house Dajen Business Park Second Avenue Mr Oladipo Aniola -0.04 -120 0 0 0

Luton CHATHAM ME4 5AU

MC231608 Riverview Grange Road GILLINGHAM ME7 2UN J Logan -0.01 -127 0 0 0

MC231992 8A Luton Road Luton CHATHAM ME4 5AA Dr Oladipo Eniola -0.03 -442 0 0 0

MC232154 8 Lankester Parker Road ROCHESTER ME1 3QU DHA Planning -0.12 0 -643 0 0

**Sub-total for Non town centre** **-50.78** **-7727** **-6236** **-2891** **-12000**

**TOTAL** **-51.45** **-17362** **-6236** **-3788** **-12000**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

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

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

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

## Section 6: B1 - B8 planning consents expired without development at 31 March 2024

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

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

***Non town centre***

MC192364 Kaler House George Summers Close Frindsbury JM Clark Ltd 0.21 1003 0 0 -120

ROCHESTER

MC193043 Transnordic Vicarage Lane Hoo ROCHESTER Mr MacBain 0.09 430 0 0 0

ME3 9LB

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

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

**Sub-total for Non town centre** **0.56** **943** **0** **0** **621**

***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

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

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

**Sub-total for Town centre** **0.29** **-450** **0** **-889** **0**

**TOTAL** **0.85** **493** **0** **-889** **621**

\* 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 2024

***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:* *Superseded 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*

***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.)***

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

ROCHESTER

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

**Sub-total for Town centre** ***37.57*** ***-5691*** ***-2526*** ***-38099*** ***0***

***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 # Plot 1 Kingsnorth Commercial Park Kingsnorth Goodman 25.18 8931 1295 102959 0

ROCHESTER ME3 9ND

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*

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*

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*

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

ME2 4UP *Reason for exclusion:* *Superseded by MC222813*

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

Kingsnorth ROCHESTER ME3 9ND

*Reason for exclusion:* *Superseded by MC192757*

*Reason for exclusion:* *Superseded by MC151658 then subsequently MC181979*

***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.)***

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*

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*

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

*Reason for exclusion:* *Superseded by MC221810*

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*

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*

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*

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

road Strood ROCHESTER

*Reason for exclusion:* *Superseded by MC230151*

***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.)***

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

*Reason for exclusion:* *Superseded by MC222990*

MC221762 # Rear of 15-17 Cedar Road Strood ROCHESTER Quantity Surveyor Planning Consultant 0.09 -40 0 0 0

*Reason for exclusion:* *Superseded by MC231896*

MC230376 # 68 West Street GILLINGHAM ME7 1EF D Konuralp Investments 0.11 -138 0 0 0

*Reason for exclusion:* *Superseded by MC230387*

**Sub-total for Non town centre** ***151.19*** ***-7621*** ***112331*** ***157299*** ***0***

*# Application superseded*  ***TOTAL*** ***188.75*** ***-13312*** ***109805*** ***119200*** ***0***

*^ 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 2023 to 31 March 2024

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

**Completions**

Development completed in survey period 789 2786 905 0

Lost due to redevelopment/reconstruction -6552 0 0 0

**-5763** **2786** **905** **0**

**Commitments**

Not started 160343 287717 349163 48270

Under construction 5585 2990 38627 2350

**(165928)** **(290707)** **(387790)** **(50620)**

Potential losses -17362 -6236 -3788 -12000

**148566** **284471** **384002** **38620**

**Exclusions**

Expired 493 0 -889 621

***MC210979 Kingsnorth Power Station - please note that figures previously quoted in the not started section have changed due to a post Cabinet approval in March 2025 to correct a factual error. This has also been corrected in the summary.***

***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.  Work is currently being carried out on the next stage of the assessment and when complete, 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 2041.  However, the results will not determine whether a site will be allocated for development – this will be established through the Local Plan process and once done will restore the gap currently shown in the trajectory chart below between requirement and supply.

For more information on the LAA please visit:

[https://www.medway.gov.uk/info/200542/medway\_local\_plan\_2040/1686/call\_for\_sites](file:///C:\Users\samantha.beatty\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\WER7N1TS\%0dhttps:\www.medway.gov.uk\info\200542\medway_local_plan_2040\1686\call_for_sites)

## Section 10: Industrial Estates and Business Parks

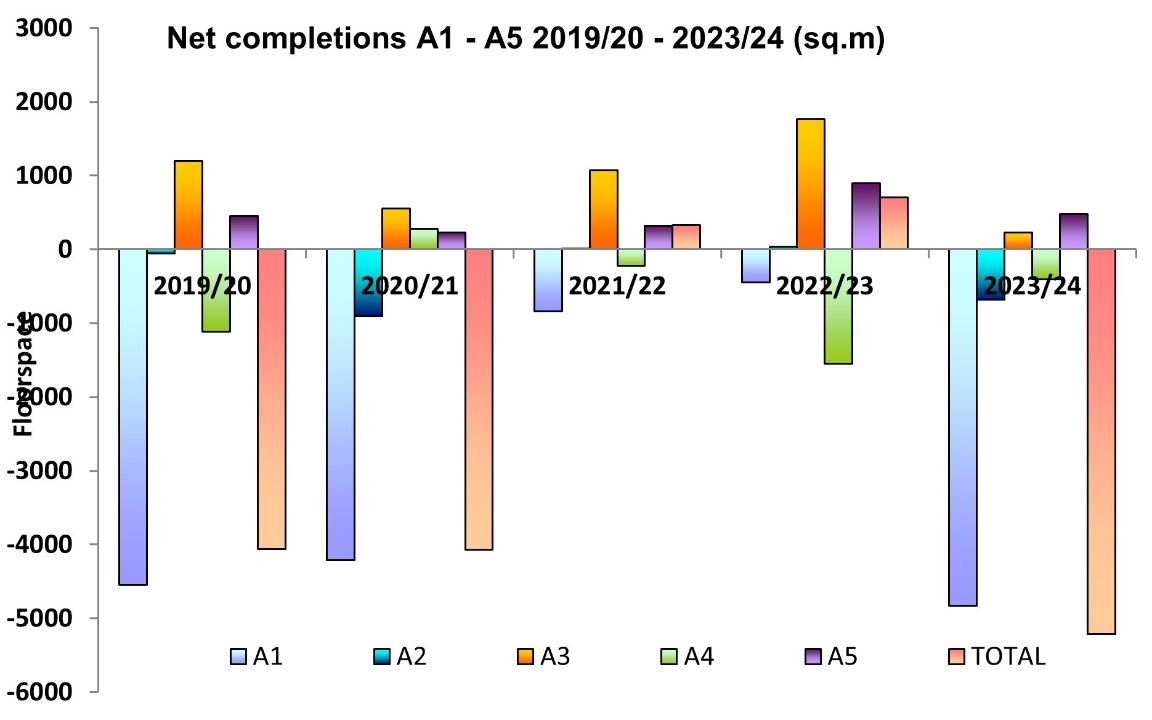
Within Medway most industrial activities/businesses are to be found within the following estates. Further employment and retail uses are planned within various development briefs and areas where there are policy commitments (*these are detailed in the tables above*).

In preparation for the new Local Plan - an Employment Land Study update was completed in 2020, however the findings listed below relate to the assessment completed in 2015. We are also in the process of updating the Employment Land Needs Assessment and further information will be provided in next year’s Authority Monitoring report.

|  |  |  |  |
| --- | --- | --- | --- |
| 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 |
| Site Name | **Site Area** | **Dominant Use Class** | **Predominant Stock Quality** |
| Cuxton Industrial Estate, Cuxton | 0.9 | B1, B2, B8 | Good |
| Fenn Street Industrial Estate, Hoo | 1.78 | B1, B2, B8 | Good |
| Castle View, Rochester | 0.71 | B1, B2, B8 | Good |
| Hoo Industrial Estate, Hoo | 7.5 | B1, B2, B8 | Mixed |
| Otterham Quay Lane, Rainham | 4.46 | B8 | Good |
| Canterbury Lane, Rainham | 1.68 | B1 | Good |
| 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 2023/24 the total losses of overall retail floorspace outweighs the gains. This year we have seen a decline within the retail class A1 contributing to a significant overall loss in the total floorspace.  
  
The Pentagon Shopping Centre in Chatham has been a contributing factor to the reduction of A1 retail floorspace, amounting to a loss of 4,825 sq.m.

**Table 2: A1 - A5 planning consents**

**Planning consents valid 1 April 2023 to 31 March 2024**

## Section 1: Development completed by 31 March 2024

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

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

***Town centre***

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

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

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

MC230980 9 High Street Strood ROCHESTER DPL 0.02 0 0 233 0 0

MC231043 35a High Street Rainham GILLINGHAM ME8 4HS Mr Aaron Sergejenkovs-Telford 0.02 0 0 239 0 0

***Sub-total for Town centre*** **0.12** **75** **14** **472** **0** **180**

***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

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

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

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

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

GILLINGHAM ME7 3JQ

MC220971 Horseshoe & Castle Main Road Cooling Road Cooling Mr Kevin Boyle 0.12 0 0 0 69 0

ROCHESTER ME3 8DJ

MC230439 1 Fourwents Road Hoo ROCHESTER ME3 9JX Mr Markandu Vigneswaran 0.10 0 0 0 0 82

MC231235 Hempstead Valley Shopping Centre Hempstead BAPT Ltd 0.03 0 0 138 0 138

Valley Drive GILLINGHAM ME7 3PD

***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.)***

MC232511 Hempstead Valley Shopping Centre Hempstead KDG Hempstead Ltd 0.10 0 0 52 0 51

Valley Drive Hempstead GILLINGHAM ME7 3PD

***Sub-total for Non town centre*** **10.65** **620** **0** **432** **69** **329**

**TOTAL** **10.76** **695** **14** **904** **69** **509**

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 2024

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

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

***Town centre***

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

ME1 1NH Group

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

MC213671 Trafalgar Centre & Multi Storey Car Park High Street Terance Butler Real Estates 0.65 42 42 42 0 0

CHATHAM ME4 4AL Developments

MC220108 70-76 High Street Strood ROCHESTER ME2 4AR P R Architecture 0.03 108 0 38 0 0

MC220444 6&8 Railway Street CHATHAM Rayner Davies Architects 0.01 0 0 16 0 0

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

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

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

MC230079 62 High Street CHATHAM ME4 4DS Architecture Everything Ltd 0.01 18 0 0 0 0

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

MC230486 263-269 High Street CHATHAM ME4 4BZ Hertford Planning Service 0.05 58 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.)***

MC230540 20 High Street ROCHESTER ME1 1PT Stone me Ltd 0.02 0 0 0 165 0

MC230686 4 Batchelor Street CHATHAM ME4 4BJ BEAU Architecture 0.03 41 0 0 0 0

MC231205 56 High Street ROCHESTER ME1 1LD MJB Architectural Services Ltd 0.06 0 0 0 37 0

MC231424 6 Church Street CHATHAM ME4 4BS AE Designs 0.01 0 0 116 0 0

MC231644 18 High Street CHATHAM ME4 4EP C J Enviro Design Atelier Ltd 0.02 90 0 0 0 0

**Sub-total for Town centre** **25.87** **1542** **387** **927** **486** **154**

***Non town centre***

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

ME4 4SW no.3) Ltd

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

MC20090417 Temple Waterfront Between Knight Road and Lafarge Cement UK 21.79 248 0 248 248 248

Roman Way Strood ROCHESTER ME2 2BA

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

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

MC212063 Former Cuxton Pitt No.2 Roman Way Strood RPS Consulting services Ltd 1.10 2278 0 0 0 0

ROCHESTER ME2 2NU

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

***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.)***

MC213405 24 Gun Lane Strood ROCHESTER ME2 4UJ Barron Edwards Ltd 0.03 161 0 0 0 0

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

MC220254 Land to the East and West of Church Street Cliffe Vincent and Gorbing 23.50 215 215 215 0 0

ROCHESTER

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

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

MC221810 Bardell Wharf ROCHESTER ME1 1NG Savills 4.00 72 71 72 0 71

MC230257 31- 33 Skinner Street CHATHAM ME4 5RQ ADA GROUP 0.01 20 0 0 0 0

MC230673 28 London Road Rainham GILLINGHAM ME8 6YX Mr Abdul Mumtaz 0.10 0 0 0 0 27

MC230707 40 Birling Avenue Rainham GILLINGHAM ME8 7EY Mr Manjeet Singh 0.04 25 0 0 0 0

MC231473 Land at Star Mill Lane GILLINGHAM ME5 7HQ Mr Nick Dunigan 0.32 368 0 0 0 0

MC232154 8 Lankester Parker Road ROCHESTER ME1 3QU DHA Planning 0.12 225 0 0 0 0

MC232488 23 Darnley Road Strood ROCHESTER ME2 2EU AVIM Consultancy Ltd 0.03 0 0 123 0 0

**Sub-total for Non town centre** **115.73** **4540** **1291** **2113** **267** **1278**

**TOTAL** **141.60** **6082** **1678** **3040** **753** **1432**

*\* 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 2024

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

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

ME1 1NH

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

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

MC231759 18 Railway Street CHATHAM ME4 4JT Purcell 0.15 1750 0 1750 0 0

**Sub-total for Town centre** **1.94** **2230** **0** **2768** **438** **0**

***Non town centre***

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

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

MC210921 British Pilot Avery Way Allhallows ROCHESTER ME3 9QW Miss Brie Foster Peacock + Smith 0.14 357 0 0 0 0

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

GILLINGHAM ME8 7EG

MC230535 Balancing Pond St Andrews Park Halling ROCHESTER DHA Planning 0.89 392 0 0 0 0

MC231902 49-51 Peverel Green Parkwood GILLINGHAM ME8 9UH Mr Sukru Cal 0.01 44 0 0 0 0

MC232578 25 Southill Road CHATHAM ME4 5SA DPL 0.02 27 0 0 0 0

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

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

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

**Sub-total for Non town centre** **15.19** **1078** **178** **599** **0** **40**

**TOTAL** **17.13** **3308** **178** **3367** **438** **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 2024*(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***

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

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

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

MC230796 388 -390 High Street ROCHESTER ME1 1DJ Wonder Nails & CO ltd -0.01 -115 0 0 0 0

MC230980 9 High Street Strood ROCHESTER DPL -0.02 0 0 0 -233 0

MC231805 117-119 High Street GILLINGHAM ME7 1AG Mr Keckes -0.05 0 -336 0 0 0

MC232195 136 High Street Rainham GILLINGHAM ME8 8AR Mr Azid Gungah -0.01 -11 0 0 0 0

MC232697 Pentagon Shopping Centre Military Road CHATHAM Williams Gallagher -0.37 -3313 0 0 0 0

ME4 4HY

MC232700 Pentagon Shopping Centre Military Road CHATHAM Williams Gallagher -0.15 -1512 0 0 0 0

ME4 4HY

**Sub-total for Town centre** **-0.76** **-5271** **-397** **-317** **-233** **0**

***Non town centre***

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

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

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

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

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

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

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

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

CHATHAM ME5 7DP

MC230439 1 Fourwents Road Hoo ROCHESTER ME3 9JX Mr Markandu Vigneswaran -0.10 0 0 -82 0 0

MC230775 92a Watling Street GILLINGHAM ME7 2YS Mr James Dean -0.01 -57 0 0 0 0

MC231235 Hempstead Valley Shopping Centre Hempstead Valley BAPT Ltd -0.03 0 0 -276 0 0

Drive GILLINGHAM ME7 3PD

MC231550 38 Parkwood Green Parkwood GILLINGHAM ME8 9PN Andy Dennet -0.01 0 0 0 0 -30

MC231868 24 Bill Street Road Strood ROCHESTER ME2 4RB Divine Loft Conversions Ltd -0.02 -36 0 0 0 0

MC232511 Hempstead Valley Shopping Centre Hempstead Valley KDG Hempstead Ltd -0.10 0 -103 0 0 0

Drive Hempstead GILLINGHAM ME7 3PD

**Sub-total for Non town centre** **-0.43** **-253** **-303** **-358** **-243** **-30**

**TOTAL** **-1.19** **-5524** **-700** **-675** **-476** **-30**

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

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

Notes.

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

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

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

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

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

## Section 5: Potential loss of A1 - A5 floorspace in planning consents not started at 31 March 2024

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

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

***Town centre***

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

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

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

MC213671 Trafalgar Centre & Multi Storey Car Park High Street Terance Butler Real Estates -0.65 -1200 0 0 0 0

CHATHAM ME4 4AL Developments

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

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

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

MC230501 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service -0.05 0 -287 0 0 0

MC230540 20 High Street ROCHESTER ME1 1PT Stone me Ltd -0.02 -165 0 0 0 0

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

MC230686 4 Batchelor Street CHATHAM ME4 4BJ BEAU Architecture -0.03 -62 0 0 0 0

MC231424 6 Church Street CHATHAM ME4 4BS AE Designs -0.01 0 0 0 -116 0

MC231644 18 High Street CHATHAM ME4 4EP C J Enviro Design Atelier Ltd -0.02 -122 0 0 0 0

MC232824 106-108 High Street GILLINGHAM ME7 1AX Mr John Kounnis -0.03 0 -278 0 0 0

**Sub-total for Town centre** **-1.26** **-3202** **-889** **-498** **-210** **0**

***Non town centre***

MC202011 Manor Lane Borstal ROCHESTER Giles Billingsley -0.86 0 -139 -172 0 0

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

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

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

MC221002 153 Fairview Avenue Wigmore GILLINGHAM ME8 0PX Mrs D Kaur -0.03 -99 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

MC230563 95 Bryant Road Strood ROCHESTER ME2 3ES Kentec Draughting Services Ltd -0.01 -41 0 0 0 0

MC231230 76 Canterbury Street GILLINGHAM ME7 5UF Garry Holmes -0.02 -41 0 0 0 0

MC231271 Dockside Outlet Centre Maritime Way CHATHAM Covell Matthews -0.13 -38 0 0 0 0

MC231695 5 New Road Avenue CHATHAM ME4 6AR Abode First -0.07 0 -365 0 0 0

MC231996 10 High Street Brompton GILLINGHAM ME7 5AE Innovation Infill -0.01 -44 0 0 0 0

MC232459 160 Canterbury Street GILLINGHAM ME7 5UB C.B Wright Associates LTD -0.01 -45 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.)***

MC232488 23 Darnley Road Strood ROCHESTER ME2 2EU AVIM Consultancy Ltd -0.03 -123 0 0 0 0

MC232618 39B Bush Road Cuxton ROCHESTER ME2 1LP John Tomlin -0.01 -34 0 0 0 0

MC232677 Unit 4 Ambley Road Gillingham Business Park Mr Matthew Wythers -0.10 -1734 0 0 0 0

GILLINGHAM ME8 0PU

MC240042 361 Walderslade Road CHATHAM JM Properties -0.02 -68 0 0 0 0

**Sub-total for Non town centre** **-1.37** **-2484** **-692** **-306** **0** **0**

**TOTAL** **-2.63** **-5686** **-1581** **-804** **-210** **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 2024

***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

MC192136 153-155 High Street CHATHAM ME4 4BA Mr A Sharon 0.04 41 0 0 0 0

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

MC200716 63 High Street CHATHAM ME4 4EE Mr B McGovern 0.01 67 0 0 -124 0

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

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

**Sub-total for Town centre** **0.23** **-732** **-425** **463** **-124** **493**

***Non town centre***

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

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

MC192949\* 272-274 Luton Road Luton CHATHAM ME4 5BU Ubique Architects 0.04 -106 0 0 0 0

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

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

Valley Drive Hempstead GILLINGHAM ME7 3PD

MC200786 15 Ingram Road GILLINGHAM ME7 1SB Mr and Mrs Cavalier 0.01 24 0 0 0 0

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

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

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

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

**Sub-total for Non town centre** **0.24** **-494** **240** **0** **0** **60**

**TOTAL** **0.47** **-1226** **-185** **463** **-124** **553**

\* 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 2 of 2***

## Section 7: A1 - A5 planning consents excluded at 31 March 2024

***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*

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*

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

*Reason for exclusion:* *Superseded by MC230486*

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*

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

*Reason for exclusion:* *Superseded - MC222350*

***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.)***

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

*Reason for exclusion:* *Superseded by MC231082*

MC213554 # 161 High Street Strood ROCHESTER ME2 4TH J Chester 0.03 19 0 0 0 0

*Reason for exclusion: Superseded by MC223002*

**Sub-total for Town centre** **40.01** **-162** **1640** **3442** **2046** **1816**

***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 Mr Deveci 0.02 -42 0 0 0 0

*Reason for exclusion:* *Superseded by MC181666*

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*

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

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

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

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

*Reason for exclusion:* *Superseded by MC190575*

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

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

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*

MC190038 # Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd 4.00 124 378 380 0 378

*Reason for exclusion:* *Superseded by MC221810*

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

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

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

ROCHESTER ME2 1AW Development

*Reason for exclusion:* *Superseded by MC230535*

MC191967 ^ 35 Rainham Road GILLINGHAM ME7 5LS Mr M Pearce 0.02 -96 0 0 0 0

*Reason for exclusion: Excluded*

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

*Reason for exclusion:* *Superseded - MC213681*

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*

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*

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

*Reason for exclusion:* *Superseded by MC231902*

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

*Reason for exclusion:* *Superseded by MC231271*

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

*Reason for exclusion:* *Superseded by MC21340*

***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.)***

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

Street GILLINGHAM ME5 7HQ

*Reason for exclusion:* *Superseded by MC231473*

**Sub-total for Non town centre** **10.10** **616** **378** **1186** **-2829** **623**

*# Application superseded* **TOTAL** **50.12** **454** **2018** **4628** **-783** **2439**

*^ 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 2023 to 31 March 2024

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

**Completions**

Development completed in survey period 695 14 904 69 509

Lost due to redevelopment/reconstruction -5524 -700 -675 -476 -30

**-4829** **-686** **229** **-407** **479**

**Commitments**

Not started 6082 1678 3040 753 1432

Under construction 3308 178 3367 438 40

Completed but vacant 0 0 0 0 0

**(9390)** **(1856)** **(6407)** **(1191)** **(1472)**

Potential losses -5686 -1581 -804 -210 0

**3704** **275** **5603** **981** **1472**

**Exclusions**

Expired -1226 -185 463 -124 553

***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 |
| 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 |
| 2023-24 | 0 | 0 | -16 | 22 | 8 | 14 |
| Total | **2,719** | **86** | **10** | **42** | **15** | **67** |

It is expected that a further 300 net elderly care home rooms and 94 student accommodation bedrooms will be completed within the next 5 years.

**Table 3: Other commercial and leisure planning consents**

**Planning consents valid 1 April 2023 to 31 March 2024**

## **Section 1: Development completed by 31 March 2024**

***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***

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

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

MC230796 388 – 390 High Street ROCHESTER ME1 1DJ Wonder Nails & CO ltd 0.01 0 0 0 0 0 115 0

***Sub-total for Town centre*** **0.04** **0** **0** **0** **121** **0** **313** **0**

***Non town centre***

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

CHATHAM

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

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

Lordswood CHATHAM

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

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

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

ROCHESTER ME3 9AE

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

CHATHAM ME5 0LU

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

MC220971 Main Road Cooling Road Cooling ROCHESTER ME3 8DJ Mr Kevin Boyle 0.12 2 0 0 0 0 0 0

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

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

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

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

MC230321 7 Eglington Drive Wainscott ROCHESTER ME3 8BF Hughes Architects Ltd 0.02 0 3 0 0 0 0 0

MC230775 92a Watling Street GILLINGHAM ME7 2YS Mr James Dean 0.01 0 0 0 0 0 57 0

MC230929 23 London Road Strood ROCHESTER ME2 3JB PB Planning Consultancy Ltd 0.02 0 0 0 0 0 110 0

MC231532 Henley Business Park Trident Close ROCHESTER MAGIC Ltd 0.02 0 0 0 466 0 0 0

MC231550 38 Parkwood Green Parkwood GILLINGHAM ME8 9PN Andy Dennet 0.01 0 0 0 0 0 30 0

MC231613 6 Bridge Road GILLINGHAM ME7 1NP Mrs V Amadasun 0.03 0 2 0 0 0 0 0

MC231615 25 St George's Road GILLINGHAM ME7 1JG Mrs V Amadasun 0.01 0 3 0 0 0 0 0

MC231631 62 Gordon Road GILLINGHAM ME7 2NE Joseph Oluwafunke 0.01 0 3 0 0 0 0 0

MC231781 Allhallows Holiday Park Avery Way Allhallows Miss Nirali Vekaria Lichfields 0.07 0 0 0 0 336 0 0

ROCHESTER ME3 9QD

MC232038 5 High Bank ROCHESTER ME1 2XJ Design Studio 0.01 0 2 0 0 0 0 0

MC232122 84 Chestnut Avenue Walderslade CHATHAM ME5 9BD Express Planning 0.07 0 6 0 0 0 0 0

MC232160 20 Pattens Lane ROCHESTER ME1 2QT Acorn Homes Group Ltd 0.02 0 5 0 0 0 0 0

MC232721 128 Gordon Road Strood ROCHESTER ME2 3HL Birchmere 0.01 0 3 0 0 0 0 0

***Sub-total for Non town centre*** **8.36** **2** **30** **0** **1311** **2616** **5518** **0**

**TOTAL** **8.41** **2** **30** **0** **1432** **2616** **5831** **0**

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 2024

***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***

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

Group

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

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

MC213671 Trafalgar Centre & Multi Storey Car Park High Street Terance Butler Real Estates 0.65 0 0 0 185 41 0 0

CHATHAM ME4 4AL Developments

**Sub-total for Town centre** **25.70** **81** **0** **0** **735** **517** **648** **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

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

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

ROCHESTER ME2 2BA

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

ME3 9ND

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

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

ROCHESTER ME2 4

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

MC210979 Power Station Access Road Eschol Road Kingsnorth Huw Edwards, Barton Willmore LLP 111.00 0 0 0 0 0 25200 0

ROCHESTER ME3 9NQ

***MC210979 note that figures previously quoted have changed due to a post Cabinet approval in March 2025 to correct a factual error. This is reflected in the summary section also.***

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

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

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

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

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

MC213073 Cliffe Woods Community Centre Parkside Cliffe Woods J.S Alford RLIBA 0.30 0 0 0 285 0 0 0

ROCHESTER  
  
MC220254 Land to the East and West of Church Street Cliffe Vincent and Gorbing 23.50 0 0 0 215 215 0 0

ROCHESTER

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

MC221002 153 Fairview Avenue Wigmore GILLINGHAM ME8 0PX Mrs D Kaur 0.03 0 0 0 0 0 99 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

MC221810 Bardell Wharf ROCHESTER ME1 1NG Savills 4.00 0 0 0 71 0 0 0

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

ME7 2AP

MC230049 Kent Autistic Trust Newton Close Lordswood CHATHAM Agile Property 0.18 0 8 0 0 0 0 0

MC230328 188 Featherby Road GILLINGHAM ME8 6DG Anderson Okporho 0.02 0 3 0 0 0 0 0

MC230471 65 Holcombe Road ROCHESTER ME1 2HX Okikiola Ayamolowo 0.01 0 3 0 0 0 0 0

MC230479 22 Hurstwood CHATHAM ME5 0XJ Cityscape PA 0.09 0 5 0 0 0 0 0

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

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

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

MC230630 St Augustine's Church Rock Avenue GILLINGHAM Rev Amanda Maskell 0.40 0 0 0 0 9 0 0

ME7 5PW

MC230695 Snodhurst Bottom Walderslade Road Walderslade Mr Jack Harley DHA Planning 0.45 0 0 0 0 440 0 0

CHATHAM ME5 0LU

MC231228 17B Brompton Lane Strood ROCHESTER ME2 3BQ Penfold Project Services 0.01 0 2 0 0 0 0 0

MC231271 Dockside Outlet Centre Maritime Way CHATHAM Covell Matthews 0.13 0 0 0 0 1350 0 0

MC231445 22 Sunnymead Avenue GILLINGHAM ME7 2DY Ms Rebecca Dacosta 0.02 0 3 0 0 0 0 0

MC231451 Dajen Business Park Second Avenue Luton Mr Oladipo Aniola 0.04 0 0 0 120 0 0 0

CHATHAM ME4 5AU

MC231487 101 Weston Road Strood ROCHESTER ME2 3HB Town Planning Expert 0.02 0 0 0 0 0 116 0

MC231695 5 New Road Avenue CHATHAM ME4 6AR Abode First 0.07 0 0 0 0 0 365 0

MC231754 7 Grove Road GILLINGHAM ME7 2TX Mark Warner 0.01 0 0 0 0 0 68 0

MC231760 48 Kingfisher Drive Princes Park ME5 7NY OnePlace Homes Ltd 0.01 0 3 0 0 0 0 0

MC231992 8A Luton Road Luton CHATHAM ME4 5AA Dr Oladipo Eniola 0.03 0 0 0 442 0 0 0

MC232009 25 Breton Road ROCHESTER ME1 2JH W.D Evans Building Services 0.02 0 3 0 0 0 0 0

MC232178 38 Priestfield Avenue GILLINGHAM ME7 4RF Mr Anderson Okporho 0.01 0 3 0 0 0 0 0

MC232572 20 Milburn Road GILLINGHAM ME7 1PH Mr Sullivan 0.02 0 0 0 0 0 116 0

MC232618 39B Bush Road Cuxton ROCHESTER ME2 1LP John Tomlin 0.01 0 0 0 0 0 34 0

MC232634 The Brimp Avery Way Allhallows ROCHESTER Mr Chris Fribbins 0.16 0 0 0 181 0 0 0

ME3 9QF

MC232677 Ambley Road Gillingham Business Park GILLINGHAM Mr Matthew Wythers 0.10 0 0 0 0 1734 0 0

ME8 0PU

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

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

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

MC232728 139 Carnation Road Strood ROCHESTER ME2 2YG Penfold Project Service 0.02 0 3 0 0 0 0 0

MC240042 361 Walderslade Road CHATHAM JM Properties 0.02 0 0 0 68 0 0 0

**Sub-total for Non town centre** **272.43** **216** **58** **0** **29379** **25810** **51113** **38718**

**TOTAL** **298.13** **297** **58** **0** **30114** **26327** **51761** **38718**

*\* Outline consent*

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

Notes: Only permissions creating new floorspace are shown.

***MC210979 Kingsnorth Power Station - note that figures in the not started table previously quoted have changed due to a post Cabinet approval in March 2025 to correct a factual error. This is reflected in the summary section also.***

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

## Section 3: Other commercial and leisure development under construction at 31 March 2024

***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

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

ME1 1NH

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

MC230620 Sun Pier House Medway Street CHATHAM ME4 4HF Anthony Swaine Architecture Ltd 0.12 0 0 0 143 0 0 0

MC231082 209 -217 High Street ROCHESTER ME1 1HB DWD LLP 0.15 0 0 0 360 0 1108 0

MC231759 18 Railway Street CHATHAM ME4 4JT Purcell 0.15 0 0 0 10500 1750 0 0

MC231805 117-119 High Street GILLINGHAM ME7 1AG Mr Keckes 0.05 0 0 0 0 0 336 0

MC232697 Pentagon Shopping Centre Military Road CHATHAM Williams Gallagher 0.37 0 0 0 3313 0 0 0

ME4 4HY

**Sub-total for Town centre** **1.48** **100** **0** **0** **18174** **1837** **2459** **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

MC150923 155 Lower Rainham Road Rainham GILLINGHAM ME7 2XT Medway Rewind Services Ltd 0.75 56 0 0 0 0 0 0

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

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

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

ME1 1DS

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

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

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

MC203057 Russell House Russell Court Luton CHATHAM ME4 5LE Mr Mike Allwood 0.06 0 0 0 0 0 71 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 ROCHESTER Douglas Hilton 21.50 0 0 0 0 0 764 0

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

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

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

GILLINGHAM ME8 7EG

MC230535 Balancing Pond St Andrews Park Halling ROCHESTER DHA Planning 0.89 0 66 0 0 0 0 0

MC230558 128 Magpie Hall Road CHATHAM ME4 5XJ JMS Planning 0.08 0 0 0 0 0 110 0

MC231178 Allhallows Holiday Park Avery Way Allhallows Miss Tara Johnston Lichfields 0.34 0 0 0 0 712 0 0

ROCHESTER ME3 9QD

MC231396 89 Rock Avenue GILLINGHAM ME7 5PX Mr Rajinder Mohan 0.03 0 0 0 0 0 209 0

MC231726 32 Tennyson Avenue GILLINGHAM ME7 5QD Mr Cook 0.01 0 0 0 0 0 101 0

MC231908 20 Wimbourne Drive Rainham GILLINGHAM ME8 9EN Miskat Choudhury 0.01 0 0 0 28 0 0 0

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

***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.)***

MC232674 35 Kingsnorth Road Twydall GILLINGHAM ME8 6QZ Mr Dean Osbourne 0.01 0 0 0 0 0 25 0

**Sub-total for Non town centre** **43.14** **15** **303** **0** **295** **9264** **1645** **1666**

**TOTAL** **44.62** **115** **303** **0** **18469** **11101** **4104** **1666**

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 3 of 3***

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

**due to reconstruction/redevelopment during the year to 31 March 2024**

(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***

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

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

**Sub-total for Town centre** **-0.05** **0** **0** **0** **-301** **-110** **0** **0**

***Non town centre***

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

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

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

CHATHAM ME5 0LU

MC221076 45 Maidstone Road CHATHAM ME4 6DP Mr T Paramasivam -0.02 0 -16 0 0 0 0 0

**Sub-total for Non town centre** **-5.94** **0** **-16** **0** **-1585** **-930** **-1115** **0**

**TOTAL** **-5.99** **0** **-16** **0** **-1886** **-1040** **-1115** **0**

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

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

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

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

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

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

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

## Section 5: Potential loss of other commercial and leisure floorspace in planning consents

**not started at 31 March 2024**

***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***

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 Yacht Club Knight Road Strood ROCHESTER Martin Wheeler -0.52 0 0 0 0 -228 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

MC222514 48 Green Street GILLINGHAM ME7 1XA Mr O Kocak -0.15 0 0 0 0 -2000 0 0

MC222814 160 High Street Rainham GILLINGHAM ME8 8AT Mr Lee Sturch -0.09 0 -10 0 0 0 0 0

MC231759 18 Railway Street CHATHAM ME4 4JT Purcell -0.15 0 0 0 -17500 0 0 0

**Sub-total for Town centre** **-1.03** **0** **-10** **0** **-17675** **-2228** **-817** **0**

***Non town centre***

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

CHATHAM

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

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

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

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

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

MC220116 4 Fox Street GILLINGHAM ME7 1HL Mr O Kocak -0.09 0 0 0 0 0 -453 0

MC222240 33 High Dewar Road Rainham GILLINGHAM ME8 8DN Mr Gurdev Doklu -0.06 0 0 0 0 0 -163 0

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

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

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

MC230702 362 Canterbury Street GILLINGHAM ME7 5JU DHA Planning -0.02 0 0 0 -141 0 0 0

MC230782 53-55 Luton High Street Luton CHATHAM ME5 7LP Mr Olufote -0.02 0 0 0 0 0 -30 0

MC231958 88 Borstal Road ROCHESTER ME1 3BD Cadscapes Ltd -0.07 -17 0 0 0 0 0 0

MC232634 The Brimp Avery Way Allhallows ROCHESTER ME3 9QF Mr Chris Fribbins -0.16 0 0 0 -220 0 0 0

**Sub-total for Non town centre** **-3.20** **-17** **0** **0** **-701** **-344** **-765** **-1819**

**TOTAL** **-4.23** **-17** **-10** **0** **-18376** **-2572** **-1582** **-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 2024**

***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

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

**Sub-total for Town centre** **0.16** **0** **0** **0** **0** **-477** **-233** **0**

***Non town centre***

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

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

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

ME3 0EH

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

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

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

MC200731 169 Hempstead Road Hempstead GILLINGHAM Cross 0.10 0 0 0 31 0 0 0

ME7 3QG

MC200794 Cuxton Parish Recreation Ground Bush Road Cuxton Mrs J Nicholson 2.50 0 0 0 0 470 0 0

ROCHESTER

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

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

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

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 -219 249 0

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

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

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

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

ROCHESTER ME2 4JR

**Sub-total for Non town centre** **6.76** **-7** **10** **0** **226** **775** **162** **690**

**TOTAL** **6.93** **-7** **10** **0** **226** **298** **-71** **690**

\*Outline permission

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

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

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

## Section 7: Other commercial and leisure planning consents excluded at 31 March 2024

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

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

***Town centre***

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

ROCHESTER ME1 1FH Ltd

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

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

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

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

*Reason for exclusion:* *Superseded by MC202901*

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

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

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

*Reason for exclusion:* *Superseded - MC222350*

MC212271 # 209-217 High Street ROCHESTER ME1 1HB DWD LLP 0.15 0 0 0 0 0 2294 0

*Reason for exclusion:* *Superseded by MC231082*

**Sub-total for Town centre** **37.60** **336** **0** **0** **9343** **0** **4894** **0**

***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*

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

***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.)***

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*

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*

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*

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 # Rear of Playground Shipwrights Avenue CHATHAM RKARCHVIZ Ltd 0.12 0 0 0 0 288 0 0

*Reason for exclusion:* *Superseded by MC200892*

MC190038 # Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd 4.00 0 0 0 0 378 -945 0

*Reason for exclusion:* *Superseded by MC221810*

MC193327 # Russell House Russell Court Luton CHATHAM ME4 5LE Mr Mike Allwood 0.06 0 0 0 0 0 71 0

*Reason for exclusion:* *Superseded by MC203057*

MC20061901 # 249 London Road Rainham GILLINGHAM ME8 6YR Mrs R Bundhoo 0.13 12 -12 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC143796 and subsequently MC152525*

MC20090362 # 224-228 Nelson Road GILLINGHAM ME7 4LU Mr Chakkar 0.06 0 -11 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC112063 and subsequently MC161505*

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 MC20331*

***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.)***

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

*Reason for exclusion:* *Superseded by MC231271*

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

*Reason for exclusion:* *Superseded by MC232634*

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*

MC232071 # 88 Borstal Road ROCHESTER ME1 3BD Cadscapes ltd 0.07 -17 0 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC23195*

**Sub-total for Non town centre** **13.98** **51** **-94** **-4258** **-76** **6832** **-1312** **0**

*# Application superseded* **TOTAL** **51.58** **387** **-94** **-4258** **9267** **6832** **3582** **0**

*^ 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 2023 to 31 March 2024**

***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 2 30 0 1432 2616 5831 0

Lost due to redevelopment/reconstruction 0 -16 0 -1886 -1040 -1115 0

**2** **14** **0** **-454** **1576** **4716** **0**

**Commitments**

Not started 297 58 0 30114 26327 51761 38718

Under construction 171 303 0 18469 11101 4104 1666

Completed but vacant 0 0 0 0 0 0 0

**(468)** **(361)** **(0)** **(48583)** **(37428)** **(55865)** **(40384)**

Potential losses -17 -10 0 -18376 -2572 -1582 -1819

**451** **351** **0** **30207** **34856** **54283** **38565**

**Exclusions**

Expired -7 10 0 226 298 -71 690

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.

***MC210979 Kingsnorth Power Station - note that figures previously quoted have changed due to a post Cabinet approval in March 2025 to correct a factual error. This is reflected here in the summary section also.***

***Table 3, Section 8: Summary statistics*** ***Page 1 of 1***

# 4) Housing Land Availability Tables and Data

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
| **Small total** | 81 | 98 | 88 | 60 | 37 |
| **Small PDL** | 56 | 73 | 65 | 42 | 28 |
| **Large allocations total** | 269 | 209 | 189 | 151 | 236 |
| **Large allocations PDL** | 269 | 209 | 189 | 151 | 236 |
| **Large windfalls total** | 780 | 775 | 825 | 739 | 1,027 |
| **Large windfalls PDL** | 465 | 361 | 325 | 319 | 632 |
| **Total completions** | **1,130** | **1082** | **1102** | **950** | **1,300** |
| **Total PDL** | 790 | 643 | 579 | 512 | 896 |
| **PDL Proportion of all completions (%)** | 69.9% | 59.4% | 52.5% | 53.9% | 68.9% |

## Completions on Previously Developed Land

69% of new and converted dwellings were constructed on previously developed land (PDL).

**Net completions including breakdown of PDL for 2023/24**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net PDL completions | Net PDL as a % of total completions | Total number of net dwellings completed |
| Small sites | 28 | 76% | 37 |
| Large/windfall sites | 868 | 69% | 1,263 |
| Total PDL | 896 | 69% | 1,300 |

## 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.

As part of the work being carried out on the next stage of the [Land Availability Assessment](https://www.medway.gov.uk/info/200542/medway_local_plan_2040/1686/call_for_sites), the windfall methodology will be reviewed and any changes to the current approach will be reflected in future Authority Monitoring Assessments.

**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.  Work is currently being carried out on the next stage of the assessment and when complete, 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 2041.  However, the results will not determine whether a site will be allocated for development – this will be established through the Local Plan process and once done will restore the gap currently shown in the trajectory chart below between requirement and supply.

For more information on the LAA please visit:

[https://www.medway.gov.uk/info/200542/medway\_local\_plan\_2040/1686/call\_for\_sites](file:///C:\Users\samantha.beatty\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\WER7N1TS\%0dhttps:\www.medway.gov.uk\info\200542\medway_local_plan_2040\1686\call_for_sites)

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 23/  24 | 24/  25 | 25/  26 | 26/  27 | 27/  28 | 28/ 29 | 0-5 yrs | 5-10 yrs | 10-15 yrs | 15 + yrs |
| Net Completions | 1,300 | - | - | - | - | - | - | - | - | - |
| Large site  apps |  | 1,154 | 938 | 1,534 | 1,048 | 428 | 5,102 | 1,373 | 0 | 437 |
| Small site  apps |  | 73 | 73 | 107 | 5 | 14 | 272 | 4 | 0 | 14 |
| Windfall Allowance |  | 0 | 0 | 0 | 281 | 281 | 562 | 1,405 | 1,405 | 0 |
| Total |  | 1,227 | 1,011 | 1,641 | 1,334 | 723 | 5,936 | 2,782 | 1,405 | 451 |

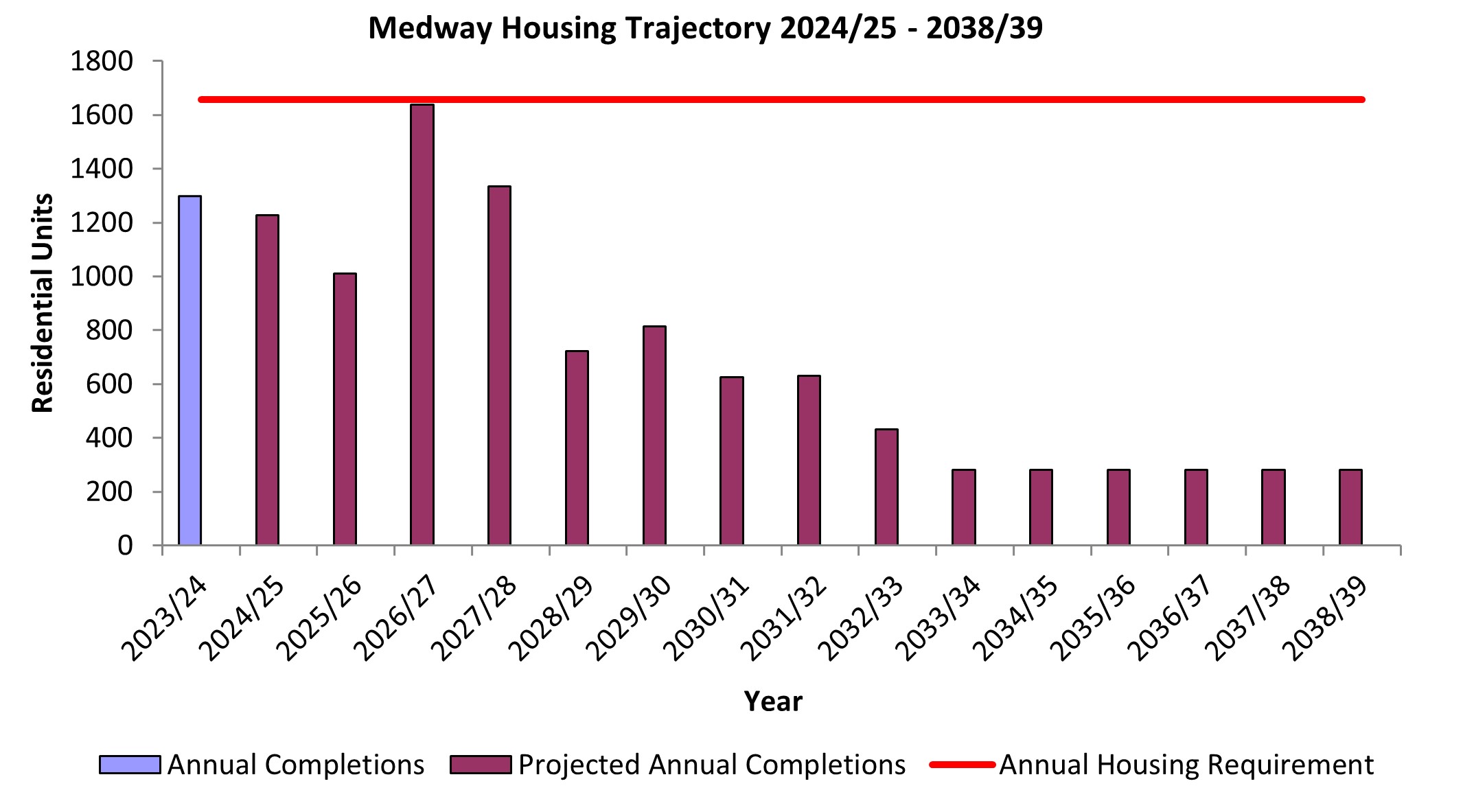
**Phasing over the next 15 years (commitments on large and small sites)\***

|  |  |  |  |
| --- | --- | --- | --- |
| 5 year period | 0-5 years | 5-10 years | 10-15 years |
| No of dwellings | 5,374 | 1,377 | 0 |

\*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 2024, it stands at a target of 1,658 dwellings per annum. **Please note since this AMR was sent to Cabinet in December 2024, Government updated the standard methodology calculation, changing the requirement as at 31/3/2024 from 1,658 dwellings per annum to 1,594 dwellings per annum.**

****

**Start of latest standard method assessed housing target:**

|  |  |
| --- | --- |
| Year | 23/24 |
| Completions | 1,300 |
| Requirement | 1,658 |
| Surplus/Deficit | -358 |

**Future Phasing:**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 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 | 38/39 |
| Phasing | 1,227 | 1,011 | 1,641 | 1,334 | 723 | 815 | 624 | 630 | 432 | 281 | 281 | 281 | 281 | 281 | 281 |
| Annual Requirement | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 | 1,658 |

**Cumulative Phasing**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 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 | 38/39 |
| Cumulative annual requirement | 3,316 | 4,974 | 6,632 | 8,290 | 9,948 | 11,606 | 13,264 | 14,922 | 16,580 | 18,238 | 19,896 | 21,554 | 23,212 | 24,870 | 26,528 |
| Cumulative  projected completions and actual completions | 2,527 | 3,538 | 5,179 | 6,513 | 7,236 | 8,051 | 8,675 | 9,305 | 9,737 | 10,018 | 10,299 | 10,580 | 10,861 | 11,142 | 11,423 |
| Surplus/  Deficit | -789 | -1,436 | -1,453 | -1,777 | -2,712 | -3,555 | -4,589 | -5,617 | -6,843 | -8,220 | -9,597 | -10,974 | -12,351 | -13,728 | -15,105 |

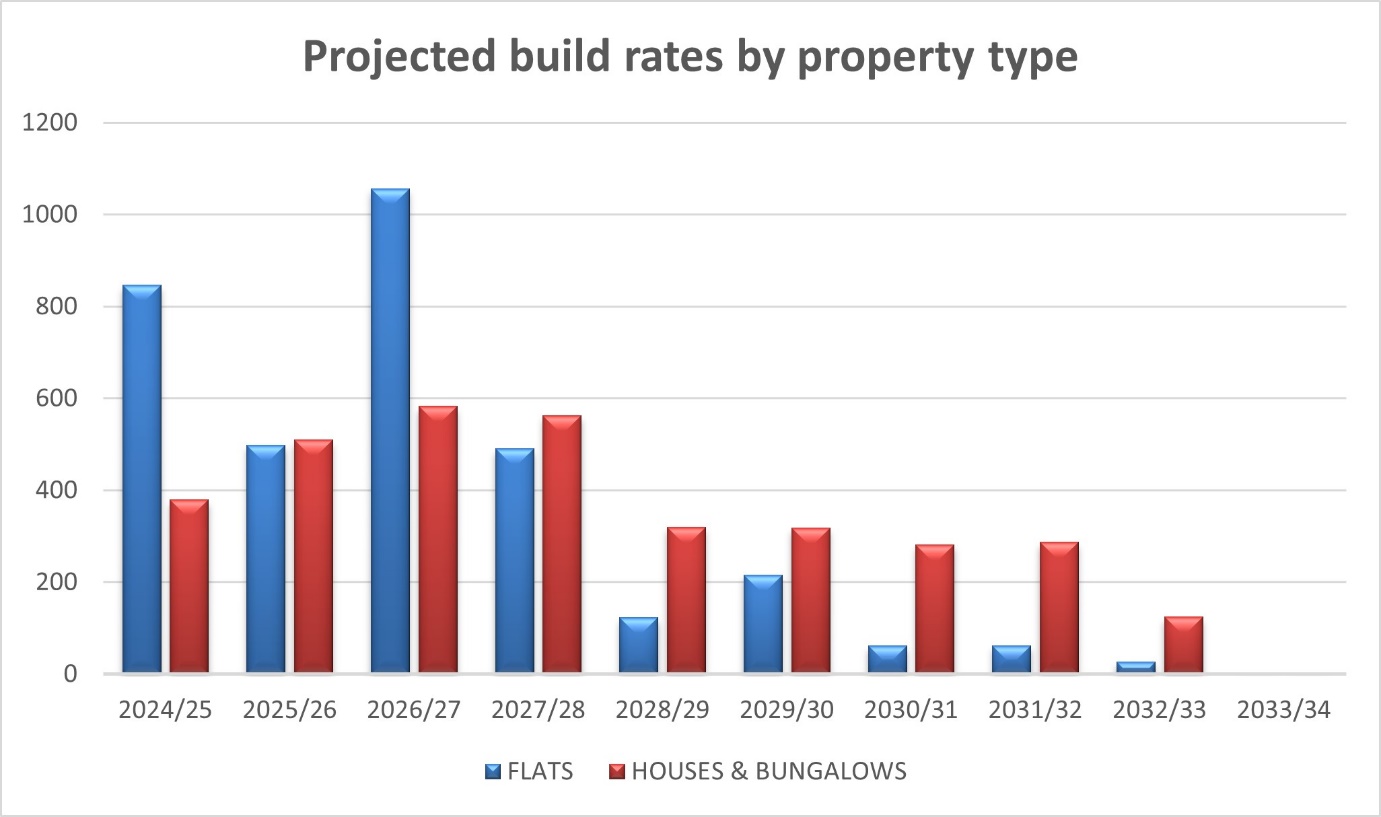
## Projected build rates by property type

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 North of Commissioners Road, Land off Town Road, Mountbatten House, Bardell Terrace, Wooleys Orchard, Land at East Hill, West of Parsonage Lane, Land to the east of Church Street Cliffe, 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 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | TOTAL |
| Flats  with pp | 848 | 498 | 1,058 | 490 | 122 | 216 | 61 | 62 | 27 | 0 | **3,382** |
| Houses  with pp | 379 | 513 | 583 | 563 | 320 | 318 | 282 | 287 | 124 | 0 | **3,369** |
| Total | **1,227** | **1,011** | **1,641** | **1,053** | **442** | **534** | **343** | **349** | **151** | **0** | **6,751** |

**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 |
| 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% |
| 2023/24 PDL | **24%** | **76%** | **62%** |
| 2023/24 Greenfield | **9%** | **91%** | **38%** |

This year 2023/24 the overall majority of dwellings (62%) with planning permission is on previously developed land. Of the 38% of permissions on greenfield land, 9% of these are under construction.

## New large and small sites proposed 2019/20 – 2023/24 split by approval/refusals

116 new sites received a decision in 2023/24 with approval given to 77% overall.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Total new  sites | No of  Small sites | Small sites Approved  (%) | Small sites Refused  (%) | No of  Large sites | Large sites Approved  (%) | Large sites Refused  (%) |
| 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% |
| 2023/24 | **116** | **98** | **74%** | **26%** | **18** | **94%** | **6%** |

*\*Note, refusals on new sites are shown in this table. If a refused site goes on to receive permission in a later year, they will be counted again as a newly permitted site in that year.*

## Permissions and number of dwellings on new sites each year 2019/20 – 2023/24

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 2023/24 Medway only had two sites with applications over 50 dwellings (Land north of Moor Street, Rainham and Former snooker hall 48 Green street, Gillingham). There were no sites with applications over 100 dwellings.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | No of permissions  on new sites | Large/Windfall dwellings (net) | Small dwellings  (net) | Total dwellings permitted on new sites (net) |
| 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 |
| 2023/24 | **85** | **312** | **59** | **371** |

## 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.

Various updates have been made to the rights over recent years enabling the creation/conversion of new residential units.  This is expected to evolve under the new government voted in in 2024 and future potential planning reforms.

Prior approval notifications decided during 2023/24 are detailed in the following tables.

**Applications allowed under permitted development:**

| Planning application ref | Site address | Previous use | Gain in  residential  units | Permitted | Status 31/3/24 |
| --- | --- | --- | --- | --- | --- |
| MC230387 | Pear Tree House 68 West Street, Gillingham | Offices | 12 | Yes | Under Construction |
| MC231608 | Riverview Grange Road, Gillingham | Offices | 1 | Yes | Not started |
| MC232195 | 136 High Street, Rainham | Shop | 2 | Yes | Under Construction |
| MC232363 | Wybournes Farm, Wybournes Lane, High Halstow | Agricultural building | 5 | Yes | Not started |
| MC232723 | Dalham Barn, Cooling Road, High Halstow | Agricultural building | 1 | Yes | Not Started |
| MC232459 | 160 Canterbury Street Gillingham | Retail | 1 | Yes | Not started |
| MC231996 | 10 High Street Brompton | Retail | 1 | Yes | Not started |
| MC230702 | Park Lodge 362 Canterbury Street Gillingham | Community day centre | 1 | Yes | Not started |
|  | **TOTAL DWELLINGS ALLOWED UNDER PERMITTED DEVELOPMENT** |  | **24** |  |  |

**Applications refused and requiring full permission:**

| Planning application ref | Site address | Previous use | Gain in  residential  units | Permitted | Status |
| --- | --- | --- | --- | --- | --- |
| MC220154 | 260 High Street Chatham | Upwards extension 2 storeys above existing building | 1 | No | REFUSED  full permission required |
| MC230572 | Rear of 4 Batchelor Street Chatham | Retail | 6 | No | REFUSED  full permission required |
| MC231371 | Rear of 137 High Street Rainham | Garage/warehouse | 2 | No | REFUSED  full permission required |
|  | **TOTAL DWELLINGS REFUSED AND REQUIRING FULL PERMISSION** |  | **9** |  |  |

**Table 4: Housing consents and allocations**

## Section 1: Annual completions by ward as at 31 March 2024

***Ward*** ***Net completions***

All Saints 23

Chatham Central and Brompton 171

Cuxton, Halling and Riverside 26

Fort Horsted 1

Fort Pitt 111

Gillingham North 115

Gillingham South 50

Hempstead and Wigmore 1

Hoo St Werburgh and High Halstow 135

Lordswood and Walderslade 10

Luton 90

Princes Park 26

Rainham North 210

Rainham South East 2

Rainham South West 52

Rochester East and Warren Wood 4

Rochester West and Borstal 55

St Marys Island 160

Strood North and Frindsbury -5

Strood Rural 47

Strood West 0

Twydall 4

Watling 10

Wayfield and Weeds Wood 2

**Total 1300**

## Section 2: Residential land availability for large sites at 31st March 2024

***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*** LAA T1 SLAA164 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

Watling

Allocation

0.47 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***MC406*** 775 Bakersfield Station Road Rainham

ME8 7QZ ***Permissions*** 0 0 117 **117** 0 0 0 **0** 0 0 117 **117** 0 0 0 0 0 **0** 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 0 18 **18** 0 0 0 **0** 0 0 18 **18** 0 0 0 0 0 **0** 0 0 McCulloch Homes

**MC212493** Full Houses 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Mr Iain Warner Tetlow King

***MC413*** 825 Land at Otterham Quay Lane Rainham

ME8 8QD ***Permission*** 0 62 238 **300** 0 0 0 **0** 0 62 238 **300** 62 0 0 0 0 **62** 0 0

Rainham North

Unidentified gf

10.75 ha **(** **34.0** **dph** **)** **(** **2017** **)**

**MC182328** Reserved Matters Houses 0 62 238 **300** 0 0 0 **0** 0 62 238 **300** 62 0 0 0 0 **62** 0 0 J B Planning Associates Ltd

***MC423*** LAA RSE10 & SLAA1053 Land North of Moor Street Rainham

ME8 8QF ***Permission***  66 0 0 **66** 0 0 0 **0** 66 0 0 **66** 0 0 0 66 0 **66** 0 0

Rainham North

Windfall

8.6 ha **(** **31.3** **dph** **)** **(** **2024** **)**

**MC213125** Full Houses 66 0 0 **66** 0 0 0 **0** 66 0 0 **66** 0 0 0 66 0 **66** 0 0 Mr Matthew Woodhead

***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 50 80 80 **210** 240 0

Lordswood and Walderslade

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 50 80 80 **210** 240 0 Messrs Attwood

***MC445*** 1203 Land south of Stoke Road Hoo

ME3 ***Permission*** 0 0 127 **127** 0 0 0 **0** 0 0 127 **127** 0 0 0 0 0 **0** 0 0

Hoo St Werburgh and High Halstow

Unidentified gf

8.26 ha **(** **36.0** **dph** **)** **(** **2017** **)**

**MC180702** Reserved Matters Mainly Houses 0 0 127 **127** 0 0 0 **0** 0 0 127 **127** 0 0 0 0 0 **0** 0 0 Barton Wilmore (Agents)

***Greenfield land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 1 of 28***

***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***

***MC452*** LAA SNF43 SLAA711 Land north of Commissioners Road Strood

ME2 4EQ ***Permission*** 78 45 0 **123** 0 0 0 **0** 78 45 0 **123** 0 0 45 78 0 **123** 0 0

Strood North and Frindsbury

Unidentified gf

3.9 ha **(** **46.4** **dph** **)** **(** **2017** **)**

**MC201867** Reserved Matters Mixed Dwelling Types 78 45 0 **123** 0 0 0 **0** 78 45 0 **123** 0 0 45 78 0 **123** 0 0 Kate Holland

***MC459*** 1071 part, 1070 part Land off Town Road Cliffe Woods

ME3 ***Permission*** 119 22 43 **184** 0 0 0 **0** 119 22 43 **184** 40 51 50 0 0 **141** 0 0

Strood Rural

Unidentified gf

10.9 ha **(** **16.3** **dph** **)** **(** **2021** **)**

**MC211287** Reserved Matters Mainly Houses 119 22 43 **184** 0 0 0 **0** 119 22 43 **184** 40 51 50 0 0 **141** 0 0 Joesphine Baker

***MC460*** LAA SR14 SLAA848 Land south of View Road Cliffe Woods

ME3 ***Permissions*** 108 10 0 **118** 0 0 0 **0** 108 10 0 **118** 10 40 18 0 0 **68** 50 0

Strood Rural

Windfall

1.2 ha **(** **17.9** **dph** **)** **(** **2019** **)**

**MC211694 #** Full Houses 58 10 0 **68** 0 0 0 **0** 58 10 0 **68** 10 40 18 0 0 **68** 0 0 Esquire Developments

**MC221713** Full Mainly Flats 50 0 0 **50** 0 0 0 **0** 50 0 0 **50** 0 0 0 0 0 **0** 50 0 Jonathan Lee

***MC504*** 1324 West of Merryboys Farm House Cooling Common Cliffe Woods

ME3 7TP ***Permissions***  0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 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 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 MGM Finance Ltd

***MC514*** 1174 Stoke Road Business Centre Stoke Road Hoo

ME3 9BP ***Permission*** 0 0 200 **200** 0 0 0 **0** 0 0 200 **200** 0 0 0 0 0 **0** 0 0

Hoo St Werburgh and High Halstow

Unidentified gf

14.9 ha **(** **35.1** **dph** **)** **(** **2019** **)**

**MC190888** Reserved Matters Mainly Houses 0 0 200 **200** 0 0 0 **0** 0 0 200 **200** 0 0 0 0 0 **0** 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 5 0 0 **5** 0 0

Hoo St Werburgh and High Halstow

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 5 0 0 **5** 0 0 Mr & Mrs Waller

***Greenfield land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 2 of 28***

***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***

***MC522*** LAA W8 Avenue Tennis Club Glebe Road Gillingham

ME7 2HU ***Permission*** 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 8 0 0 0 0 **8** 0 0

Twydall

Windfall

0.3 ha **(** **13.3** **dph** **)** **(** **2023** **)**

**MC222965** Full Mainly Houses 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 8 0 0 0 0 **8** 0 0 Mr Parpid Saron

***MC528*** 1210 Binney Farm Binney Road Allhallows

ME3 9PL ***Permission*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

All Saints

Windfall

0.32 ha **(** **28.1** **dph** **)** **(** **2019** **)**

**MC211638** Full Houses 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Mr Chris Wills

***MC530*** 1127 Allhallows Golf Course Avery Way Allhallows

ME3 9QJ ***Permission*** 63 9 9 **81** 0 0 0 **0** 63 9 9 **81** 9 11 11 11 10 **52** 20 0

All Saints

Unidentified gf

6.36 ha **(** **23.1** **dph** **)** **(** **2019** **)**

**MC180288** Full Mobile/temp homes 63 9 9 **81** 0 0 0 **0** 63 9 9 **81** 9 11 11 11 10 **52** 20 0 Turners Britannia Parks Ltd

***MC541*** 11 part Land west of 65 Layfield Road Gillingham

ME7 2QY ***Permission*** 0 0 20 **20** 0 0 0 **0** 0 0 20 **20** 0 0 0 0 0 **0** 0 0

Gillingham North

Unidentified gf

0.18 ha **(** **32.8** **dph** **)** **(** **2022** **)**

**MC211004** Full Houses 0 0 20 **20** 0 0 0 **0** 0 0 20 **20** 0 0 0 0 0 **0** 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

All Saints

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 0 79 **79** 0 0 0 **0** 0 0 79 **79** 0 0 0 0 0 **0** 0 0

Rainham North

Windfall

3.44 ha **(** **46.5** **dph** **)** **(** **2020** **)**

**MC201800** Full Houses 0 0 79 **79** 0 0 0 **0** 0 0 79 **79** 0 0 0 0 0 **0** 0 0 Bellway Homes Ltd (Kent)

***Greenfield land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 3 of 28***

***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 0 10 **10** 0 0 0 **0** 0 0 10 **10** 0 0 0 0 0 **0** 0 0

Princes Park

Windfall

0.24 ha **(** **41.7** **dph** **)** **(** **2020** **)**

**MC191866** Full Flats (Purpose built) 0 0 10 **10** 0 0 0 **0** 0 0 10 **10** 0 0 0 0 0 **0** 0 0 MHS

***MC584*** 787 Land at Port Victoria Road Grain

ME3 0EN ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

All Saints

Unidentified gf

0.3 ha **(** **16.7** **dph** **)** **(** **2021** **)**

**MC220384** Full Houses 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr Chas Hall

***MC587*** LAA RN27 SLAA749 Wooleys Orchard Land south of Lower Rainham Road Rainham

ME8 7UD ***Permission*** 184 12 4 **200** 0 0 0 **0** 184 12 4 **200** 49 49 49 49 0 **196** 0 0

Rainham North

Unidentified gf

9.22 ha **(** **30.6** **dph** **)** **(** **2021** **)**

**MC221474** Reserved Matters Houses 184 12 4 **200** 0 0 0 **0** 184 12 4 **200** 49 49 49 49 0 **196** 0 0 Josephine Baker

***MC591*** Part 847 Land at The Maltings Rainham

ME8 8JL ***Permission*** 0 0 29 **29** 0 0 0 **0** 0 0 29 **29** 0 0 0 0 0 **0** 0 0

Rainham South East

Unidentified gf

1.42 ha **(** **20.4** **dph** **)** **(** **2021** **)**

**MC192532** Full Mainly Houses 0 0 29 **29** 0 0 0 **0** 0 0 29 **29** 0 0 0 0 0 **0** 0 0 Redrow Homes (South East) Ltd

***MC596*** LAA RN23 SLAA800 Land west of Station Road Rainham

ME8 7QZ ***Permission*** 75 0 0 **75** 0 0 0 **0** 75 0 0 **75** 0 0 15 30 30 **75** 0 0

Rainham North

Unidentified gf

2.26 ha **(** **33.2** **dph** **)** **(** **2021** **)**

**MC212993** Reserved Matters Houses 75 0 0 **75** 0 0 0 **0** 75 0 0 **75** 0 0 15 30 30 **75** 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** 0 102 134 109 85 **430** 370 0

Lordswood and Walderslade

Windfall

49.75 ha **(** **49.1** **dph** **)** **(** **2022** **)**

**MC190765** Outline Mainly Houses 800 0 0 **800** 0 0 0 **0** 800 0 0 **800** 0 102 134 109 85 **430** 370 0 F D Attwood & Partners

***MC613*** LAA RWB1 SLAA914 Bridgeside Warwick Crescent Borstal

ME1 3LE ***Permission*** 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 12 0 0 0 0 **12** 0 0

Rochester West and Borstal

Windfall

0.28 ha **(** **42.9** **dph** **)** **(** **2003** **)**

**MC230622** Full Houses 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 12 0 0 0 0 **12** 0 0 Crowncoast Limited

***Greenfield land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 4 of 28***

***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***

***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 5 0 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 5 0 0 0 **5** 0 0 Chris Saunders Associates

***MC644*** Land to the East Church Street Cliffe

***Permission*** 250 0 0 **250** 0 0 0 **0** 250 0 0 **250** 0 0 0 50 50 **100** 150 0

Strood Rural

Unidentified gf

23.15 ha **(** **10.6** **dph** **)** **(** **2023** **)**

**MC220254** Outline Mainly Houses 250 0 0 **250** 0 0 0 **0** 250 0 0 **250** 0 0 0 50 50 **100** 150 0 Vincent and Gorbing

***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 20 40 40 0 **100** 0 0

Hoo St Werburgh and High Halstow

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 20 40 40 0 **100** 0 0 Dean Lewis Estates

***MC654*** 1179 Land south of Stoke Road Hoo

ME3 9BH ***Permission*** 0 0 17 **17** 0 0 0 **0** 0 0 17 **17** 0 0 0 0 0 **0** 0 0

Hoo St Werburgh and High Halstow

Unidentified gf

0.67 ha **(** **25.4** **dph** **)** **(** **2023** **)**

**MC213379** Full Houses 0 0 17 **17** 0 0 0 **0** 0 0 17 **17** 0 0 0 0 0 **0** 0 0 Mr Rory Chambers Quod

***MC658*** LAA RN32 North of London Road and East of Seymour Road Rainham

ME8 6YX ***Permission*** 46 0 0 **46** 0 0 0 **0** 46 0 0 **46** 11 35 0 0 0 **46** 0 0

Rainham North

Windfall

1.96 ha **(** **23.5** **dph** **)** **(** **2024** **)**

**MC232466** Reserved Matters Mainly Houses 46 0 0 **46** 0 0 0 **0** 46 0 0 **46** 11 35 0 0 0 **46** 0 0 Miss Leah Needham Esquire

Developments

***MC673*** 1165 Land off 143 Berengrave Lane Rainham

ME8 7UJ ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Rainham North

Windfall

0.43 ha **(** **18.6** **dph** **)** **(** **2023** **)**

**MC221339** Full Houses 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Mr J Bateman

***MC677*** LAA part AS13 & AS15 Land at Middle Stoke Adjacent to 1 & 2 Jubilee Cottages Grain Road Middle Stoke

***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

All Saints

Unidentified gf

0.85 ha **(** **8.2** **dph** **)** **(** **2024** **)**

**MC230106** Outline Houses 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Mr Richard Castle

***Greenfield land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 5 of 28***

***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***

***MC680*** Wybournes Farm Wybournes Lane High Halstow

ME3 8SD ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Hoo St Werburgh and High Halstow

Unidentified gf

0.07 ha **(** **71.4** **dph** **)** **(** **2024** **)**

**MC232363** Full Conversion to Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Naish

***Greenfield land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 6 of 28***

***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 11 6 **17** 0 1 0 **1** 0 10 6 **16** 10 0 0 0 0 **10** 0 0

Luton

Windfall

0.472 ha **(** **32.1** **dph** **)** **(** **2009** **)**

**MC142912** Full Houses 0 10 6 **16** 0 1 0 **1** 0 9 6 **15** 9 0 0 0 0 **9** 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

***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** 6 2 0 0 0 **8** 0 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** 6 2 0 0 0 **8** 0 0 Mr Abul Azad

***MC516*** 1043 & 1044 Land at White House Farm Stoke Road Hoo

ME3 9BH ***Permission*** 0 4 61 **65** 0 0 0 **0** 0 4 61 **65** 4 0 0 0 0 **4** 0 0

Hoo St Werburgh and High Halstow

Unidentified gf

2.79 ha **(** **23.3** **dph** **)** **(** **2019** **)**

**MC191736** Reserved Matters Mainly Houses 0 4 61 **65** 0 0 0 **0** 0 4 61 **65** 4 0 0 0 0 **4** 0 0 David Stewart Jones Homes (Southern)

Ltd

***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 and Frindsbury

Windfall

0.4 ha **(** **20.0** **dph** **)** **(** **2020** **)**

**MC230068** Full Houses 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Freshbloom Ltd

***MC585*** 1013 The Hollies and South View Sharnal Street High Halstow

ME3 8QR ***Permission*** 0 15 20 **35** 0 2 0 **2** 0 13 20 **33** 13 0 0 0 0 **13** 0 0

Hoo St Werburgh and High Halstow

Windfall

1.09 ha **(** **24.8** **dph** **)** **(** **2023** **)**

**MC212612** Full Houses 0 15 20 **35** 0 2 0 **2** 0 13 20 **33** 13 0 0 0 0 **13** 0 0 Mr Andrew Wilford

***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 29 30 40 41 **140** 41 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 29 30 40 41 **140** 41 0 Tim Spicer

***Mixed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 7 of 28*** ***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***

***MC669*** LAA PP2 Land at Purvilles 221 Lordswood Lane Lordswood

***Permission*** 0 13 7 **20** 0 1 0 **1** 0 12 7 **19** 12 0 0 0 0 **12** 0 0

Princes Park

Windfall

0.85 ha **(** **22.4** **dph** **)** **(** **2024** **)**

**MC222207** Full Houses 0 13 7 **20** 0 1 0 **1** 0 12 7 **19** 13 0 0 0 0 **13** 0 0 Batcheller Monkhouse

**Previously developed land**

***GL073*** 472 St Mary's Island Maritime Way Chatham

***Permissions***  0 0 1760 **1760** 0 0 0 **0** 0 0 1760 **1760** 0 0 0 0 0 **0** 0 0

St Marys Island

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 0 339 **339** 0 0 0 **0** 0 0 339 **339** 0 0 0 0 0 **0** 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) 0 0 54 **54** 0 0 0 **0** 0 0 54 **54** 0 0 0 0 0 **0** 0 0 Countryside Properties (UK) Ltd

**MC181526** Full Mixed Dwelling Types 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 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

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 8 of 28***

***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***

***MC005*** LAA L9 SLAA 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

Allocation

0.31 ha **(** **0.0** **dph** **)** **(** **2000** **)**

***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 0 14 **14** 0 0

Gillingham South

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 0 14 **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 and Borstal

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

***MC348*** 984 Chatham Waterfront adjacent to Bus Station Medway Street Chatham

ME4 4HA ***Permission*** 0 162 20 **182** 0 0 0 **0** 0 162 20 **182** 162 0 0 0 0 **162** 0 0

Fort Pitt

Windfall

1.27 ha **(** **143.3** **dph** **)** **(** **2011** **)**

**MC211895** Full Flats (Purpose built) 0 162 20 **182** 0 0 0 **0** 0 162 20 **182** 162 0 0 0 0 **162** 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

Cuxton, Halling and Riverside

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*** 321 139 490 **950** 0 0 0 **0** 321 139 490 **950** 139 0 321 0 0 **460** 0 0

Gillingham North

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 0 321 0 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) 0 139 98 **237** 0 0 0 **0** 0 139 98 **237** 139 0 0 0 0 **139** 0 0 WSP

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 9 of 28***

***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 0 200 **200** 0 0 0 **0** 0 0 200 **200** 0 0 0 0 0 **0** 0 0

St Marys Island

Windfall

2.58 ha **(** **60.6** **dph** **)** **(** **2014** **)**

**MC171250** Reserved Matters Mixed Dwelling Types 0 0 200 **200** 0 0 0 **0** 0 0 200 **200** 0 0 0 0 0 **0** 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** 16 0 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** 16 0 0 0 0 **16** 0 0 Mr Arun Rallon

***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 20 0 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 20 0 0 0 **20** 0 0 Mr Batten

***MC405*** 1150 Port Werburgh Vicarage Lane Hoo

ME3 9TW ***Permission*** 17 7 36 **60** 0 0 0 **0** 17 7 36 **60** 7 8 9 0 0 **24** 0 0

Hoo St Werburgh and High Halstow

Windfall

2.22 ha **(** **27.0** **dph** **)** **(** **2015** **)**

**MC133340** Full Mobile/temp homes 17 7 36 **60** 0 0 0 **0** 17 7 36 **60** 7 8 9 0 0 **24** 0 0 Residential Marine Ltd

***MC408*** 33 Former Kitchener Barracks Dock Road Chatham

ME4 ***Permissions*** 8 143 113 **264** 0 0 0 **0** 8 143 113 **264** 0 151 0 0 0 **151** 0 0

Chatham Central and Brompton

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 8 11 78 **97** 0 0 0 **0** 8 11 78 **97** 0 19 0 0 0 **19** 0 0 Latis Ltd

**MC210412** Full Conversion to Flats 0 132 32 **164** 0 0 0 **0** 0 132 32 **164** 0 132 0 0 0 **132** 0 0 Lucy Battersby

***MC430*** LAA CCB21 SLAA1138 263-269 High Street CHATHAM

ME4 4BZ ***Permissions*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 0 0 14 **14** 0 0

Chatham Central and Brompton

Windfall

0.03 ha **(** **135.7** **dph** **)** **(** **2016** **)**

**MC213555** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 0 4 **4** 0 0 Paul Cavill

**MC222971** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0 Hertford Planning Service

**MC230501** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0 Hertford Planning Service

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 10 of 28***

***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***

***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

Fort Pitt

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

***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

Rochester West and Borstal

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

Fort Pitt

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

***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 5 0 0 0 **5** 0 0

Gillingham South

Windfall

0.036 ha **(** **138.9** **dph** **)** **(** **2017** **)**

**MC211220** Full Flats (Purpose built) 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Mr Ozgur Eriten

***MC456*** LAA CCB31 SLAA757 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

Chatham Central and Brompton

Allocation

0.76 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***MC469*** 1336 The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM

ME7 4RY ***Permission*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.06 ha **(** **128.6** **dph** **)** **(** **2019** **)**

**MC212512** Full Flats (Purpose built) 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Mr Darren Turner

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 11 of 28***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***Application Number*** ***(Density)*** ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***years*** ***Developer***

***MC474*** 1242 78 John Street ROCHESTER

ME1 1YW ***Permission*** 4 0 12 **16** 0 0 0 **0** 4 0 12 **16** 0 0 0 0 0 **0** 0 0

Rochester East and Warren Wood

Windfall

0.03 ha **(** **200.0** **dph** **)** **(** **2018** **)**

**MC174128** Full Conversion to Flats 4 0 12 **16** 0 0 0 **0** 4 0 12 **16** 0 0 0 0 0 **0** 0 0 Singh & Asonic UK Ltd

***MC477*** LAA CCB41 SLAA915 5 Otway Terrace Chatham

ME4 5JU ***Permission*** 8 0 0 **8** 1 0 0 **1** 7 0 0 **7** 0 7 0 0 0 **7** 0 0

Chatham Central and Brompton

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 7 0 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

Chatham Central and Brompton

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 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0

Chatham Central and Brompton

Windfall

0.06 ha **(** **116.7** **dph** **)** **(** **2009** **)**

**MC170093** Full Flats (Purpose built) 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0 Mr T Gross

***MC483*** 493 Rear of 7-13 New Road Fronting The Paddock Chatham

ME4 4QL ***Permission*** 0 0 14 **14** 0 0 0 **0** 0 0 14 **14** 0 0 0 0 0 **0** 0 0

Chatham Central and Brompton

Windfall

0.09 ha **(** **155.6** **dph** **)** **(** **2001** **)**

**MC170092** Full Flats (Purpose built) 0 0 14 **14** 0 0 0 **0** 0 0 14 **14** 0 0 0 0 0 **0** 0 0 Rexel Estates Ltd

***MC487*** LAA SR47 SLAA736 Fleet House Upnor Road Lower Upnor

ME5 9FD ***Permission***  9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 3 6 0 0 0 **9** 0 0

Strood Rural

Windfall

0.164 ha **(** **56.3** **dph** **)** **(** **2018** **)**

**MC222813** Full Mainly Flats 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 3 6 0 0 0 **9** 0 0 Ian Mutch

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 12 of 28***

***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 0 24 **24** 0 0 0 **0** 0 0 24 **24** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.31 ha **(** **77.4** **dph** **)** **(** **2018** **)**

**MC200559** Full Flats (Purpose built) 0 0 24 **24** 0 0 0 **0** 0 0 24 **24** 0 0 0 0 0 **0** 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 0 0 0 0 **0** 13 0

Chatham Central and Brompton

Windfall

0.037 ha **(** **351.4** **dph** **)** **(** **2019** **)**

**MC202901** Full Conversion to Flats 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 0 0 0 **0** 13 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 0 **0** 32 0

Chatham Central and Brompton

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 0 **0** 32 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 0 164 0 0 **164** 0 0

Chatham Central and Brompton

Windfall

0.12 ha **(** **630.8** **dph** **)** **(** **2019** **)**

**MC203237** Full Conversion to Flats 164 0 0 **164** 0 0 0 **0** 164 0 0 **164** 0 0 164 0 0 **164** 0 0 Emma Hawkes

***MC500*** 1328 Anchorage House 47-61 High Street CHATHAM

ME4 4QG ***Permission*** 0 0 81 **81** 0 0 0 **0** 0 0 81 **81** 0 0 0 0 0 **0** 0 0

Fort Pitt

Windfall

0.45 ha **(** **180.0** **dph** **)** **(** **2019** **)**

**MC201625** Full Conversion to Flats 0 0 81 **81** 0 0 0 **0** 0 0 81 **81** 0 0 0 0 0 **0** 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 and Borstal

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 2: Residential land availability for large sites*** ***Page 13 of 28***

***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

***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

Chatham Central and Brompton

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** 4 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** 2 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** 2 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

***MC524*** LAA CHR1 MCL Ltd Grove Road Upper Halling

***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Cuxton, Halling and Riverside

Windfall

0.4 ha **(** **20.0** **dph** **)** **(** **2024** **)**

**MC222915** Full Houses 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Iceni Projects

***MC525*** 1334 179-181 Maidstone Road ROCHESTER

ME1 1SF ***Permission*** 0 0 6 **6** 0 0 1 **1** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Rochester East and Warren Wood

Windfall

0.039 ha **(** **128.2** **dph** **)** **(** **2019** **)**

**MC190111** Full Conversion to Flats 0 0 6 **6** 0 0 1 **1** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr & Mrs M Swann

***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 5 0 0 0 **5** 0 0

All Saints

Windfall

0.18 ha **(** **27.8** **dph** **)** **(** **2006** **)**

**MC210192** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Mr Anthony Martin

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 14 of 28***

***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***

***MC531*** 1183 R/O 30-40 High Street Britton Farm Car Park Jeffery Street Gillingham

ME7 1DE ***Permission*** 0 44 0 **44** 0 0 0 **0** 0 44 0 **44** 44 0 0 0 0 **44** 0 0

Gillingham South

Windfall

0.16 ha **(** **275.0** **dph** **)** **(** **2019** **)**

**MC190008** Full Flats (Purpose built) 0 44 0 **44** 0 0 0 **0** 0 44 0 **44** 44 0 0 0 0 **44** 0 0 Medway Development Co Ltd

***MC532*** 249 London Road Rainham

ME8 6YR ***Permissions*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0

Rainham South West

Windfall

0.12 ha **(** **29.2** **dph** **)** **(** **2020** **)**

**MC191964** Full Conversion to Flats 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 0 6 0 0 0 **6** 0 0 Mr A Kandelia

**MC203159** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 0 Mr Amit Kandelia

***MC533*** 1326 224-228 Nelson Road Gillingham

ME7 4LU ***Permission*** 1 0 4 **5** 0 0 0 **0** 1 0 4 **5** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.06 ha **(** **83.3** **dph** **)** **(** **2011** **)**

**MC161505** Full Conversion to Flats 1 0 4 **5** 0 0 0 **0** 1 0 4 **5** 0 0 0 0 0 **0** 0 0 Mr H Chakkar

***MC536*** 72-75 Maida Road & 1-7 Alfred Close Luton

ME4 5EE ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Luton

Windfall

0.11 ha **(** **45.5** **dph** **)** **(** **2020** **)**

**MC190286** Full Flats (Purpose built) 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 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 South

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

***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

Fort Pitt

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

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 15 of 28***

***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***

***MC542*** Land adj 18 Hampshire Close Chatham

ME5 7SG ***Permission*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Princes Park

Windfall

0.19 ha **(** **47.4** **dph** **)** **(** **2020** **)**

**MC190215** Full Flats (Purpose built) 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 MHS

***MC545*** 4a Luton Road Luton

ME4 5AA ***Permission*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 7 0 0 0 0 **7** 0 0

Luton

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** 7 0 0 0 0 **7** 0 0 Mr Omar Devici

***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

Fort Pitt

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*** 374 0 0 **374** 0 0 0 **0** 374 0 0 **374** 0 50 150 96 0 **296** 0 0

Rochester West and Borstal

Windfall

4 ha **(** **93.5** **dph** **)** **(** **2020** **)**

**MC221810** Full Flats (Purpose built) 374 0 0 **374** 0 0 0 **0** 374 0 0 **374** 0 50 150 96 0 **296** 0 0 Savills

***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

All Saints

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

Chatham Central and Brompton

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 0 55 **55** 0 0 4 **4** 0 0 51 **51** 0 0 0 0 0 **0** 0 0

Rainham South West

Windfall

0.47 ha **(** **104.1** **dph** **)** **(** **2020** **)**

**MC201531** Full Flats (Purpose built) 0 0 55 **55** 0 0 4 **4** 0 0 51 **51** 0 0 0 0 0 **0** 0 0 Churchill Retirement Living Ltd

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 16 of 28***

***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***

***MC558*** LAA RN18 76 Station Road Rainham

ME8 7PJ ***Permission*** 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 0 8 0 0 0 **8** 0 0

Rainham North

Windfall

0.056 ha **(** **142.9** **dph** **)** **(** **2020** **)**

**MC190298** Full Flats (Purpose built) 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 0 8 0 0 0 **8** 0 0 Mr Gary Harrison

***MC570*** 759 Car Park Whiffens Avenue Chatham

ME4 4TR ***Permission*** 0 0 115 **115** 0 0 0 **0** 0 0 115 **115** 0 0 0 0 0 **0** 0 0

Chatham Central and Brompton

Windfall

0.56 ha **(** **205.4** **dph** **)** **(** **2020** **)**

**MC182406** Full Flats (Purpose built) 0 0 115 **115** 0 0 0 **0** 0 0 115 **115** 0 0 0 0 0 **0** 0 0 Medway Development Company

***MC572*** LAA SNF27 24 Gun Lane Strood

ME2 4UJ ***Permission***  13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 13 0 0 **13** 0 0

Strood North and Frindsbury

Windfall

0.0322 ha **(** **433.3** **dph** **)** **(** **2022** **)**

**MC213405** Full Flats (Purpose built) 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 13 0 0 **13** 0 0 Barron Edwards Ltd

***MC577*** LAA SW1 SLAA1135 Garage Site Rear of 23-29 Seagull Road Strood

ME2 2SQ ***Permission*** 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 12 0 0 0 0 **12** 0 0

Strood West

Windfall

0.167 ha **(** **71.9** **dph** **)** **(** **2021** **)**

**MC201192** Full Flats (Purpose built) 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 12 0 0 0 0 **12** 0 0 mhs c/o Mr Craig Dobson

RDA Consulting Architects

***MC582*** The Westcourt Arms 172 Canterbury Street GILLINGHAM

ME7 5UL ***Permissions*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.0475 ha **(** **94.7** **dph** **)** **(** **2021** **)**

**MC193161** Full Conversion to Flats 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0 Mr D Konuralp

**MC202484** 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 D Konuralp

***MC586*** Former Victoria Cross Public House 614 Lordswood Lane Lordswood

ME5 8QX ***Permission*** 0 0 8 **8** 0 0 0 **0** 0 0 8 **8** 0 0 0 0 0 **0** 0 0

Lordswood and Walderslade

Windfall

0.2 ha **(** **40.0** **dph** **)** **(** **2021** **)**

**MC193109** Full Flats (Purpose built) 0 0 8 **8** 0 0 0 **0** 0 0 8 **8** 0 0 0 0 0 **0** 0 0 Mr Matthew Hannon

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 17 of 28***

***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***

***MC593*** 25a Frindsbury Road Frindsbury

ME2 4TA ***Permission*** 6 0 0 **6** 2 0 0 **2** 4 0 0 **4** 0 0 0 0 0 **0** 4 0

Strood North and Frindsbury

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 0 0 0 0 **0** 4 0 Mr Amrik Singh

***MC594*** Prince Regent House Quayside Chatham Maritime

ME4 4QZ ***Permission*** 0 0 27 **27** 0 0 0 **0** 0 0 27 **27** 0 0 0 0 0 **0** 0 0

St Marys Island

Windfall

0.23 ha **(** **117.4** **dph** **)** **(** **2021** **)**

**MC200613** Full Conversion to Flats 0 0 27 **27** 0 0 0 **0** 0 0 27 **27** 0 0 0 0 0 **0** 0 0 Mr Daniel Joint

***MC597*** 144 St Bartholomews Hospital New Road Rochester

ME1 1DS ***Permission*** 69 0 86 **155** 0 0 0 **0** 69 0 86 **155** 69 0 0 0 0 **69** 0 0

Fort Pitt

Windfall

1.17 ha **(** **142.2** **dph** **)** **(** **2021** **)**

**MC192709** Full Mainly Flats 69 0 86 **155** 0 0 0 **0** 69 0 86 **155** 69 0 0 0 0 **69** 0 0 Miss Kate Goldie

***MC600*** LAA LW3 Hallwood House Kestrel Road Lordswood

ME5 8TQ ***Permission*** 0 46 0 **46** 0 29 0 **29** 0 17 0 **17** 17 0 0 0 0 **17** 0 0

Lordswood and Walderslade

Windfall

0.27 ha **(** **63.0** **dph** **)** **(** **2021** **)**

**MC200221** Full Sheltered Housing 0 46 0 **46** 0 29 0 **29** 0 17 0 **17** 17 0 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** 6 0 0 0 0 **6** 0 0

Strood North and Frindsbury

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** 6 0 0 0 0 **6** 0 0 Mr Nigel Timon

***MC602*** LAA HHH4 SLAA1269 Holly Lodge & Tudor Lodge Chattenden Lane Chattenden

ME3 8NL ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 0 9 0 0 0 **9** 0 0

Hoo St Werburgh and High Halstow

Windfall

0.81 ha **(** **11.1** **dph** **)** **(** **2021** **)**

**MC201471** Full Houses 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 0 9 0 0 0 **9** 0 0 Mr N. Herbert & Mr & Mrs Herbert

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 18 of 28***

***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***

***MC603*** LAA GS33 SLAA853 97- 111 Rainham Road Gillingham

ME7 5NQ ***Permission*** 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 12 0 0 0 0 **12** 0 0

Gillingham South

Windfall

0.24 ha **(** **50.0** **dph** **)** **(** **2021** **)**

**MC231854** Reserved Matters Flats (Purpose built) 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 12 0 0 0 0 **12** 0 0 Mr Lee Phelps

***MC605*** LAA RWB15 SLAA726 St Clements House Corporation Street Rochester

ME1 1NL ***Permission*** 0 44 0 **44** 0 21 0 **21** 0 23 0 **23** 23 0 0 0 0 **23** 0 0

Rochester West and Borstal

Windfall

0.27 ha **(** **85.2** **dph** **)** **(** **2021** **)**

**MC200932** Full Flats (Purpose built) 0 44 0 **44** 0 21 0 **21** 0 23 0 **23** 23 0 0 0 0 **23** 0 0 Kate Goldie

***MC612*** Chatham House 14 New Road Chatham

ME4 4QR ***Permission*** 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0

Fort Pitt

Windfall

0.04 ha **(** **175.0** **dph** **)** **(** **2022** **)**

**MC211899** Full Conversion to Flats 0 0 7 **7** 0 0 0 **0** 0 0 7 **7** 0 0 0 0 0 **0** 0 0 Mr 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 0 5 0 0 **5** 0 0

Rochester West and Borstal

Windfall

0.042 ha **(** **119.0** **dph** **)** **(** **2022** **)**

**MC202815** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 M Singh

***MC615*** 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

Chatham Central and Brompton

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 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Chatham Central and Brompton

Windfall

0.03 ha **(** **166.7** **dph** **)** **(** **2022** **)**

**MC210503** Full Conversion to Flats 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 M Panesar

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 19 of 28***

***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***

***MC617*** Charwood 239 Walderslade Road Walderslade

ME5 0NQ ***Permission*** 0 3 2 **5** 0 1 0 **1** 0 2 2 **4** 2 0 0 0 0 **2** 0 0

Wayfield and Weeds Wood

Windfall

0.16 ha **(** **25.0** **dph** **)** **(** **2022** **)**

**MC210903** Full Houses 0 3 2 **5** 0 1 0 **1** 0 2 2 **4** 2 0 0 0 0 **2** 0 0 Christopher Holroyd

***MC619*** LAA SNF23 100- 110 High Street Strood

ME2 4TS ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood North and Frindsbury

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 0 8 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 24 0 0 **24** 0 0

Gillingham South

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 24 0 0 **24** 0 0 Mr O Kocak

***MC622*** LAA GS30 Doctors Surgery 19 Railway Street Gillingham

ME7 1XQ ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Gillingham South

Windfall

0.04 ha **(** **125.0** **dph** **)** **(** **2022** **)**

**MC213111** Full Conversion to Flats 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Dr S Bhasme

***MC625*** GS7 Former nightclub 22-32 Canterbury Street GILLINGHAM

ME7 5TX ***Permission*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 14 0 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 14 0 0 0 **14** 0 0 Mr Joe Selby

***MC626*** GS6 60-64 Canterbury Street GILLINGHAM

ME7 5UJ ***Permissions*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Gillingham South

Windfall

0.02 ha **(** **125.0** **dph** **)** **(** **2022** **)**

**MC211017** Full Conversion to Flats 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0 0 Tina Mcfadzean Insight Architects

**MC211035** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 0 Tina McFadzean Insight Architects

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 20 of 28***

***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***  
 ***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

***MC628*** 26 Longley Road Rainham

ME8 7RT ***Permission*** 0 0 9 **9** 0 0 1 **1** 0 0 8 **8** 0 0 0 0 0 **0** 0 0

Rainham North

Windfall

0.07 ha **(** **114.3** **dph** **)** **(** **2022** **)**

**MC222033** Full Flats (Purpose built) 0 0 9 **9** 0 0 1 **1** 0 0 8 **8** 0 0 0 0 0 **0** 0 0 Ms Sophie Knott

***MC629*** 295 High Street Rainham

ME8 8DS ***Permission*** 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0

Rainham North

Windfall

0.066 ha **(** **90.9** **dph** **)** **(** **2022** **)**

**MC210350** Full Flats (Purpose built) 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0 Ms J Bond

***MC630*** LAA RN11 Kingdom Hall Bloors Lane Rainham

ME8 7DS ***Permission*** 0 12 8 **20** 0 0 0 **0** 0 12 8 **20** 12 0 0 0 0 **12** 0 0

Rainham North

Windfall

0.7 ha **(** **25.0** **dph** **)** **(** **1997** **)**

**MC221875** Full Houses 0 12 8 **20** 0 0 0 **0** 0 12 8 **20** 12 0 0 0 0 **12** 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

***MC634*** LAA W12 Lloyds Banking Group City Office 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 2: Residential land availability for large sites*** ***Page 21 of 28***

***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 0 0 21 **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 0 0 21 **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 0 179 0 **179** 0 0

Chatham Central and Brompton

Windfall

0.7 ha **(** **255.7** **dph** **)** **(** **2022** **)**

**MC202782** Full Flats (Purpose built) 179 0 0 **179** 0 0 0 **0** 179 0 0 **179** 0 0 0 179 0 **179** 0 0 Creval Ltd

***MC637*** 1332 9-11 The Brook Chatham

ME4 4LG ***Permission*** 8 0 2 **10** 0 0 0 **0** 8 0 2 **10** 0 0 0 0 0 **0** 0 0

Chatham Central and Brompton

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 0 7 **7** 0 0 1 **1** 0 0 6 **6** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.06 ha **(** **200.0** **dph** **)** **(** **2023** **)**

**MC212861** Full Conversion to Flats 0 0 7 **7** 0 0 1 **1** 0 0 6 **6** 0 0 0 0 0 **0** 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

Lordswood and 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 0 6 **6** 0 0 1 **1** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Watling

Windfall

0.026 ha **(** **192.3** **dph** **)** **(** **2014** **)**

**MC220166** Full Flats (Purpose built) 0 0 6 **6** 0 0 1 **1** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr Gurpal Singh

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 22 of 28***

***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 6 0 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 6 0 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 8 0 0 0 **8** 0 0

Strood North and Frindsbury

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 8 0 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 7 0 0 0 **7** 0 0

Strood North and Frindsbury

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 7 0 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 4 0 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 4 0 0 **4** 0 0 Mr P Sparks

***MC649*** LAA CCB43 Waterside Court Maritime Way Chatham

ME4 4TR ***Permissions*** 0 60 0 **60** 0 0 0 **0** 0 60 0 **60** 60 0 0 0 0 **60** 0 0

Chatham Central and Brompton

Windfall

1.3 ha **(** **142.9** **dph** **)** **(** **2023** **)**

**MC212219** Full Flats (Purpose built) 0 40 0 **40** 0 0 0 **0** 0 40 0 **40** 40 0 0 0 0 **40** 0 0 Avison Young

**MC212220** Full Flats (Purpose built) 0 20 0 **20** 0 0 0 **0** 0 20 0 **20** 20 0 0 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 37 50 48 0 **135** 0 0

Chatham Central and Brompton

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 37 50 48 0 **135** 0 0 Terance Butler Real Estates

Development

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 23 of 28***

***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*** 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0

Chatham Central and Brompton

Windfall

0.05 ha **(** **280.0** **dph** **)** **(** **2023** **)**

**MC220238** Full Flats (Purpose built) 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 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 6 0 0 0 **6** 0 0

Fort Pitt

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 6 0 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 6 0 0 0 **6** 0 0

Strood West

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 6 0 0 0 **6** 0 0 Architecture Design

***MC660*** LAA W3 SLAA1181 Site at the former Medway Fire Station Watling Street Gillingham

ME5 7HQ ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 12 0 0 0 0 **12** 0 0

Watling

Windfall

0.32 ha **(** **37.5** **dph** **)** **(** **2023** **)**

**MC231473** Full 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 12 0 0 0 0 **12** 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 50 0 0 0 **50** 0 0

Chatham Central and Brompton

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 50 0 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 6 0 0 0 **6** 0 0

Strood North and Frindsbury

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 6 0 0 0 **6** 0 0 AH Designs Studio Ltd

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 24 of 28***

***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*** 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0

Strood West

Windfall

0.15 ha **(** **40.0** **dph** **)** **(** **2018** **)**

**MC222775** Full Houses 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 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 9 0 0 **9** 0 0

Rainham North

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 9 0 0 **9** 0 0 Mr Gurdev Doklu

***MC665*** 23 Railway Street Chatham

ME4 4HU ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Chatham Central and Brompton

Windfall

0.01 ha **(** **600.0** **dph** **)** **(** **2024** **)**

**MC230737** Full Conversion to Flats 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Corbil Planning Ltd

***MC666*** LAA CCB1 Avenue Business Centre 17 New Road Avenue Chatham

ME4 6BA ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 12 0 0 **12** 0 0

Chatham Central and Brompton

Windfall

0.073 ha **(** **164.4** **dph** **)** **(** **2024** **)**

**MC221500 #** Full Conversion to Flats 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 12 0 0 **12** 0 0 Kent Design Partnership

***MC667*** 73 High Street Chatham

ME4 4EE ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Fort Pitt

Windfall

0.02 ha **(** **350.0** **dph** **)** **(** **2004** **)**

**MC231882** Full Flats (Purpose built) 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Insight Architects

***MC668*** LAA LW2 Rendina 421 Walderslade Road Walderslade

***Permission*** 18 0 0 **18** 1 0 0 **1** 17 0 0 **17** 0 0 17 0 0 **17** 0 0

Lordswood and Walderslade

Windfall

0.12 ha **(** **130.8** **dph** **)** **(** **2024** **)**

**MC221863** Full Flats (Purpose built) 18 0 0 **18** 1 0 0 **1** 17 0 0 **17** 0 0 17 0 0 **17** 0 0 Invicta Planning

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 25 of 28***

***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***  
 ***MC671*** Riverview Lodge Guest House 88 Borstal Road Rochester

ME1 3BD ***Permissions*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Rochester West and Borstal

Windfall

0.07 ha **(** **44.4** **dph** **)** **(** **2024** **)**

**MC230156** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 0 Cadscapes Ltd

**MC231958** Full Conversion to Flats 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Cadscapes Ltd

***MC672*** 42 North Street Strood

ME2 4SN ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Strood North and Frindsbury

Windfall

0.03 ha **(** **233.3** **dph** **)** **(** **2024** **)**

**MC230400** Full Conversion to Flats 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 APX Architecture LTD

***MC674*** 23 Railway Street Gillingham

ME7 1XF ***Permission*** 5 0 0 **5** 1 0 0 **1** 4 0 0 **4** 0 0 4 0 0 **4** 0 0

Gillingham North

Windfall

0.038 ha **(** **105.3** **dph** **)** **(** **2024** **)**

**MC230576** Full Conversion to Flats 5 0 0 **5** 1 0 0 **1** 4 0 0 **4** 0 0 4 0 0 **4** 0 0 Mr Mark Degiorgio

***MC675*** LAA GS19 Former snooker hall 48 Green Street GILLINGHAM

ME7 1XA ***Permission*** 57 0 0 **57** 0 0 0 **0** 57 0 0 **57** 0 0 57 0 0 **57** 0 0

Gillingham South

Windfall

0.15 ha **(** **380.0** **dph** **)** **(** **2024** **)**

**MC222514** Full Conversion to Flats 57 0 0 **57** 0 0 0 **0** 57 0 0 **57** 0 0 57 0 0 **57** 0 0 Mr O Kocak

***MC676*** LAA GS18 120-122 High Street GILLINGHAM

ME7 1AT ***Permission*** 24 0 0 **24** 0 0 0 **0** 24 0 0 **24** 0 0 0 24 0 **24** 0 0

Gillingham South

Windfall

0.18 ha **(** **133.3** **dph** **)** **(** **2024** **)**

**MC222729** Outline Flats (Purpose built) 24 0 0 **24** 0 0 0 **0** 24 0 0 **24** 0 0 0 24 0 **24** 0 0 Mr Nowsad Gani

***MC678*** LAA GS31 Pear Tree House 68 West Street Gillingham

ME7 1EF ***Permissions*** 0 18 0 **18** 0 0 0 **0** 0 18 0 **18** 0 18 0 0 0 **18** 0 0

Gillingham South

Windfall

0.11 ha **(** **81.8** **dph** **)** **(** **2024** **)**

**MC230387** Full Conversion to Flats 0 12 0 **12** 0 0 0 **0** 0 12 0 **12** 0 12 0 0 0 **12** 0 0 D Konuralp Investments

**MC232683** Full Conversion to Flats 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 0 6 0 0 0 **6** 0 0 D Konuralp Investments

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 26 of 28***

***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***  
 ***MC679*** LAA GS29 Land at 1-3 Connaught Road Gillingham

ME7 4QD ***Permission*** 14 0 0 **14** 6 0 0 **6** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Gillingham South

Windfall

0.06 ha **(** **133.3** **dph** **)** **(** **2024** **)**

**MC231381** Full Flats (Purpose built) 14 0 0 **14** 6 0 0 **6** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Mr Jack Harley

***MC681*** Durland House 160 High Street Rainham

ME8 8AT ***Permissions***  9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0

Rainham South West

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

**MC222814** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 Mr Lee Sturch

***ME254*** LAA SNF38, SNF39, SNF41 SLAA90 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 and Frindsbury

Allocation

3.37 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME293*** 515 Rochester Riverside Corporation Street Rochester

ME1 ***Permissions***  836 62 575 **1473** 0 0 0 **0** 836 62 575 **1473** 62 92 74 148 83 **459** 439 0

Rochester West and Borstal

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 0 489 **1145** 0 0 0 **0** 656 0 489 **1145** 0 0 0 134 83 **217** 439 0 Countryside Properties & The Hyde

Group

**MC211530** Reserved Matters Flats (Purpose built) 26 62 13 **101** 0 0 0 **0** 26 62 13 **101** 62 26 0 0 0 **88** 0 0 Anchor Hanover

**MC213485** Reserved Matters Mainly Flats 154 0 0 **154** 0 0 0 **0** 154 0 0 **154** 0 66 74 14 0 **154** 0 0 BPTW

***ME375*** LAA SNF41 SLAA90 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 Rural

Allocation

1.31 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME386*** LAA FP1 SLAA 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

Fort Pitt

Allocation

0.21 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***Previously developed land*** ***Table 4, Section 2: Residential land availability for large sites*** ***Page 27 of 28***

***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 0 110 **110** 0 0 0 **0** 0 0 110 **110** 0 0 0 0 0 **0** 0 0

Luton

Large Site

2.9 ha **(** **54.2** **dph** **)** **(** **1999** **)**

**MC142737** Full Mixed Dwelling Types 0 0 110 **110** 0 0 0 **0** 0 0 110 **110** 0 0 0 0 0 **0** 0 0 Brooke Homes

***ME407*** LAA FP11 SLAA 102 Grays 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

Fort Pitt

Allocation

0.23 ha **(** **0.0** **dph** **)** **(** **1999** **)**

***ME413*** 685 Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood

ME2 2BA ***Permissions***  321 44 255 **620** 0 0 0 **0** 321 44 255 **620** 50 50 9 0 0 **109** 0 0

Cuxton, Halling and Riverside

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 65 44 23 **132** 0 0 0 **0** 65 44 23 **132** 50 50 9 0 0 **109** 0 0 Planning Potential Ltd

**Summary *Permissions* 5688 1292 5127 12107 13 55 8 76 5675 1237 5119 12031 1154 938 1534 1048 428 5,102 1373 0**

***Allocations* 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0**

***TOTAL* 5688 1292 5127 12107 13 55 8 76 5675 1237 5119 12031 1154 938 1534 1048 428 5,102 1373 0**

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

*# Subject to S106 not yet signed*

*^ Subject to referral to Secretary of State*

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 2: Residential land availability for large sites*** ***Page 28 of 28***

## Section 3: Residential land availability for small sites at 31 March 2024

***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

Hoo St Werburgh and High Halstow

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 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham North

0.055 ha **(** **2017** **)** Small Site

**MC162802** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 KM Partnership Ltd

***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 and Brompton

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

***SMC2244*** 598 Mierscourt Road Rainham

ME8 8RQ ***Permission***  0 1 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham South East

0.08 ha **(** **2018** **)** Small Site

**MC230043** Full Houses 0 1 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Jagtar 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, Halling and Riverside

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

***SMC2400*** Beechcroft Capstone Road Chatham

ME7 3JF ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Hempstead and Wigmore

0.2 ha **(** **2019** **)** Small Site

**MC222056** Full Bungalows 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr David Hales

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 1 of 40***

***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***

***SMC2409*** 89 Maidstone Road Rainham

ME8 0DR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham South West

0.009 ha **(** **2021** **)** Small Site

**MC201782** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Palvinder Philora

***SMC2429*** 80 Beechwood Avenue Darland

ME5 7HJ ***Permissions***  3 1 0 **4** 1 0 0 **1** 2 1 0 **3** 1 0 2 0 0 **3** 0

Watling

0.19 ha **(** **2019** **)** Small Site

**MC182356** Full Houses 1 1 0 **2** 0 0 0 **0** 1 1 0 **2** 1 0 1 0 0 **2** 0 Mr Tanday

***SMC2433*** 20 Pattens Lane Rochester

ME1 2QT ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Fort Pitt

0.074 ha **(** **2024** **)** Small Site

**MC232160** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Acorn Homes Group Ltd

***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 3 0 0 **3** 0

All Saints

0.16 ha **(** **2020** **)** Small Site

**MC231435** Full Bungalows 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr A Macdonald

***SMC2488*** Land adjacent 1 Marshgate Cottages Main Road Cooling

ME3 8DJ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.03 ha **(** **2020** **)** Small Site

**MC183545** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Messrs Filmer and Milner

***SMC2508*** 1 Concord Avenue Chatham

ME5 9TR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Fort Horsted

0.02 ha **(** **2020** **)** Small Site

**MC202817** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 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

**MC231570** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Edwards Planning Consultancy

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 2 of 40***

***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***

***SMC2537*** Land east of 3 Oakhurst Close Chatham

ME5 9AN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Lordswood and Walderslade

0.07 ha **(** **2023** **)** Small Site

**MC221521** Outline Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 DHA Planning

***SMC2553*** 10 Salisbury Avenue Rainham

ME8 0BH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham South West

0.027 ha **(** **2020** **)** Small Site

**MC193286** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 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

Fort Pitt

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

***SMC2562*** 6 Columbine Road Strood

ME2 2XZ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood West

0.018 ha **(** **2020** **)** Small Site

**MC210497** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Lloyd & Charlotte Hume

***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 West

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

***SMC2579*** 31 Swallow Rise Chatham

ME5 7PR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Princes Park

0.021 ha **(** **2021** **)** Small Site

**MC200774** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 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 and Warren Wood

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

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 3 of 30***

***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***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.01 ha **(** **2021** **)** Small Site

**MC213669** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Paul Fowler

***SMC2603*** 9 View Road Cliffe Woods

ME3 8JQ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.081 ha **(** **2021** **)** Small Site

**MC211584** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr & Mrs Reilly

***SMC2626*** The Barn Cooling Road High Halstow

ME3 8SA ***Permission***  1 0 0 **1** 1 0 0 **1** 0 0 0 **0** 0 0 1 0 0 **1** 0

Hoo St Werburgh and High Halstow

0.03 ha **(** **2023** **)** Small Site

**MC232723** Full Conversion to Houses 1 0 0 **1** 1 0 0 **1** 0 0 0 **0** 0 0 1 0 0 **1** 0 Mr and Mrs B Stone

***SMC2629*** Land adjacent to 3 Motney Hill Road Rainham

ME8 7TZ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham North

0.036 ha **(** **2021** **)** Small Site

**MC200349** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 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 3 0 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 3 0 0 0 **3** 0 Nexus Land Group

***SMC2635*** 7 Moor Street Rainham

ME8 8QQ ***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 **(** **2021** **)** Small Site

**MC201472** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Christopher McCormac

***SMC2662*** Land south of 49 Beacon Road Chatham

ME5 7BP ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton

0.03 ha **(** **2022** **)** Small Site

**MC210403** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Billings Group

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 4 of 40***

***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***

***SMC2664*** 13 Millfields Lordswood

ME5 8HQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Lordswood and Walderslade

0.038 ha **(** **2021** **)** Small Site

**MC211875** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 David & Theresa Fox

***SMC2673*** 8 Salisbury Avenue Rainham

ME8 0BH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham South West

0.048 ha **(** **2022** **)** Small Site

**MC203146** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Andy Sheppard

***SMC2682*** Land north of Grain Road Grain

ME3 0AZ ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

All Saints

0.097 ha **(** **2021** **)** Small Site

**MC212917** Full Bungalows 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr A Punter

***SMC2699*** Courtrai 177 Walderslade Road Walderslade

ME5 0ND ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Lordswood and Walderslade

0.044 ha **(** **2022** **)** Small Site

**MC212207** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Paul Mclntyre

***SMC2711*** Land adjacent to 97 Grange Road Gillingham

ME7 2RJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.0285 ha **(** **2022** **)** Small Site

**MC211062** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr & Mrs Mann

***SMC2741*** Land to rear Fenn House Fenn Street St Mary Hoo

ME3 8QT ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0

All Saints

0.41 ha **(** **2024** **)** Small Site

**MC221317** Outline Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 Mr John Prenczek

***SMC2771*** Land Adj 9 Rochester Road Cuxton

ME2 1AD ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Cuxton, Halling and Riverside

0.08 ha **(** **2023** **)** Small Site

**MC212339** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Micaela Saunders

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 5 of 40***

***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***

***SMC2774*** Land opposite 20-30 Weybridge Close Lordswood

ME5 8RW ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Lordswood and Walderslade

0.4 ha **(** **2024** **)** Small Site

**MC220606** Full Flats (Purpose built) 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0 Heather Thwaites

***SMC2790*** Land east of Rainham Pumping Station and north of Lower Rainham Road Rainham

***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Rainham North

0.13 ha **(** **2024** **)** Small Site

**MC221867** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Graham Ralp

***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

Lordswood and Walderslade

0.09 ha **(** **2016** **)** 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 Partnership

***SMC2800*** Waterlane House 4 View Road Cliffe Woods

ME3 8JQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 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 1 0 0 0 **1** 0 Architecnique Architects

***SMC2804*** Land rear of 56-60 Town Road Cliffe Woods

ME3 8JJ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.07 ha **(** **2023** **)** Small Site

**MC231462** Full Bungalows 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Paul Fowler

***SMC2824*** 42 Main Road Hoo

ME3 9AD ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Hoo St Werburgh and High Halstow

0.01 ha **(** **2024** **)** Small Site

**MC232402** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mrs Jill Burton

***SMC2829*** 16 Burrows Lane Middle Stoke

ME3 9RN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

All Saints

0.04 ha **(** **2023** **)** Small Site

**MC213587** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Welford

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 6 of 40***

***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***

***SMC2833*** 254 Maidstone Road Rainham

ME8 0HH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham South West

0.03 ha **(** **2023** **)** Small Site

**MC222302** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 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

**MC231121** 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 1 0 0 0 **1** 0

Strood West

0.01 ha **(** **2023** **)** Small Site

**MC222999** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mark Carter Associates

***SMC2850*** Land adjacent to 1 Primrose Cottage Ratcliffe Highway Hoo

ME3 8QF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Hoo St Werburgh and High Halstow

0.01 ha **(** **2024** **)** Small Site

**MC222401** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Sean Dean

***SMC2872*** Keeper Barn Upper Bush Road Cuxton

***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton, Halling and Riverside

0.1 ha **(** **2024** **)** Small Site

**MC231257** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 DHA Planning

***SMC2909*** Plot 2 High View Farm Lordswood Lane Lordswood

ME5 8JP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Lordswood and Walderslade

0.2 ha **(** **2015** **)** Small Site

**MC232737** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 LM Architects Ltd

***SMC2944*** (rear of 189 Edwin Road) and Land adjoining 142 Marshall Road Gillingham

ME3 0AL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham South West

0.07 ha **(** **2024** **)** Small Site

**MC230973** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Richard and Jane Tolhurst

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 7 of 40***

***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***

***SMC2961*** 29 Ironside Close Chatham

ME5 0EL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Wayfield and Weeds Wood

0.02 ha **(** **2024** **)** Small Site

**MC231864** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Harry Hollings

**Greenfield land total:** **21** **13** **21** **0** **0** **55** **1**

***Greenfield land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 8 of 40***

***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**

***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

**MC231528** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Amardeep Sheregill

***SMC2934*** Moorcroft Capstone Road Lordswood

ME7 3JF ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0

Hempstead and Wigmore

2.6 ha **(** **2024** **)** Small Site

**MC230962** Full Houses 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr P Baker

***SMC2936*** Toilers Croft Sharnal Street High Halstow

ME3 8QR ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0

Hoo St Werburgh and High Halstow

0.23 ha **(** **2024** **)** Small Site

**MC230891** Full 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr S Light

***SMC2963*** 29 View Road Cliffe Woods

ME3 8JQ ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 1 0 0 0 **1** 0

Strood Rural

0.06 ha **(** **2020** **)** Small Site

**MC190379** Full Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 1 0 0 0 **1** 0 Insight Architects

**Mixed total:** **1** **1** **8** **0** **0** **10** **0**

***Mixed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 9 of 40***

***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***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Gillingham South

0.354 ha **(** **2020** **)** Small Site

**MC221179** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 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 and Brompton

0.017 ha **(** **2011** **)** Small Site

**MC102420** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Fleming

***SMC1764*** Robinsmead Buttway Lane Cliffe

ME3 7QP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 0 0 0 0 **0** 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** 0 0 0 0 0 **0** 0 Mr A Lall

***SMC1839*** 225 High Street CHATHAM

ME4 4BQ ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Chatham Central and Brompton

0.0282 ha **(** **2013** **)** Small Site

**MC210782** Full Flats (Purpose built) 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 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 and Frindsbury

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

***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

0.02 ha **(** **2017** **)** Small Site

**MC160381** Full Flats (Purpose built) 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr Moon

***SMC2165*** 189 Luton Road Luton

ME4 5AE ***Permissions***  0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 0 0 0 0 3 **3** 0

Luton

0.06 ha **(** **2017** **)** Small Site

**MC154381** Full Conversion to Flats 0 3 0 **3** 0 1 0 **1** 0 2 0 **2** 0 0 0 0 2 **2** 0 Hiscot Absolute

**MC173144** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 1 **1** 0 Mr C Hiscott

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 10 of 40***

***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***

***SMC2171*** Broom Hill Reservoir Gorse Road Strood

ME2 ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Strood North and Frindsbury

0.19 ha **(** **2017** **)** Small Site

**MC181595** Full Houses 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0 Mark Carter Design Studio

***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** 4 0 0 0 0 **4** 0

Rochester West and Borstal

0.07 ha **(** **2017** **)** Small Site

**MC201777** Full Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 4 0 0 0 0 **4** 0 MR G Addy

Planners & Architects

***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

***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

***SMC2302*** 156 Luton Road Luton

ME4 5BP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 0 1 0 0 **1** 0

Luton

0.012 ha **(** **2018** **)** Small Site

**MC173807** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 0 1 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** 0 0 1 0 0 **1** 0

Luton

0.012 ha **(** **2018** **)** Small Site

**MC173808** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 0 1 0 0 **1** 0 Mr Noyes

***SMC2320*** 152 Cedar Road Strood

ME2 2LJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood West

0.0091 ha **(** **2021** **)** Small Site

**MC232406** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Bucknall Design Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 11 of 40***

***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***

***SMC2322*** 3 Mill Road Gillingham

ME7 1HL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham South

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 1 0 0 **1** 0 Mr O Kocak

***SMC2359*** 49 Wainscott Road Wainscott

ME2 4LA ***Permissions***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 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

***SMC2373*** 1 Pepys Way Strood

ME2 3LH ***Permission***  0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 3 0 0 0 0 **3** 0

Strood North and Frindsbury

0.068 ha **(** **2019** **)** Small Site

**MC190575** Full Conversion to Flats 0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 3 0 0 0 0 **3** 0 Sanaadesigns

***SMC2376*** Titus Barn near Titus Farm Meresborough Lane Rainham

ME8 8PR ***Permission***  2 1 0 **3** 0 0 0 **0** 2 1 0 **3** 0 0 0 0 3 **3** 0

Rainham South East

0.27 ha **(** **2019** **)** Small Site

**MC192226** Full Houses 2 1 0 **3** 0 0 0 **0** 2 1 0 **3** 0 0 0 0 3 **3** 0 Mr Brian Beaton

***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

***SMC2429*** 80 Beechwood Avenue Darland

ME5 7HJ ***Permissions***  3 1 0 **4** 1 0 0 **1** 2 1 0 **3** 1 0 2 0 0 **3** 0

Watling

0.19 ha **(** **2019** **)** Small Site

**MC192187** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 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 0 1 **1** 0

Hoo St Werburgh and High Halstow

0.025 ha **(** **2019** **)** Small Site

**MC181441** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 1 **1** 0 Mr G Butler-Kania

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 12 of 40***

***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***

***SMC2439*** Fronting The Paddock, rear of 35 Railway Street Chatham

ME4 4RH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central and Brompton

0.013 ha **(** **2022** **)** Small Site

**MC210502** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 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

Fort Pitt

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 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Hoo St Werburgh and High Halstow

0.014 ha **(** **2019** **)** Small Site

**MC183334** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr & Mrs Cowburn

***SMC2468*** 152-154 High Street GILLINGHAM

ME7 1AJ ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 0 0 0 0 4 **4** 0

Gillingham North

0.03 ha **(** **2020** **)** Small Site

**MC192260** Full Conversion to Flats 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 0 0 0 0 4 **4** 0 The Directors SAS Executive Travel

***SMC2472*** 97 & 99 Marlborough Road Gillingham

ME7 5HD ***Permission***  0 7 0 **7** 0 3 0 **3** 0 4 0 **4** 0 4 0 0 0 **4** 0

Gillingham South

0.018 ha **(** **2020** **)** Small Site

**MC190604** Full Conversion to Flats 0 7 0 **7** 0 3 0 **3** 0 4 0 **4** 0 4 0 0 0 **4** 0 Mr M Pearce

***SMC2493*** 2 Avery Way Allhallows

ME3 9PU ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

All Saints

0.022 ha **(** **2020** **)** Small Site

**MC213076** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Lee

***SMC2507*** 142 Snodhurst Avenue Chatham

ME5 0TB ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Fort Horsted

0.19 ha **(** **2021** **)** Small Site

**MC202330** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Patrick Jordan

Wyndham Jordan Architects

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 13 of 40***

***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***

***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 and Borstal

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** 1 0 0 0 0 **1** 0

Strood West

0.03 ha **(** **2020** **)** Small Site

**MC192685** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 1 0 0 0 0 **1** 0 MR M Ajakaiye

***SMC2524*** 44 Woodlands Road Gillingham

ME7 2BQ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Watling

0.13 ha **(** **2020** **)** Small Site

**MC191146** Full Conversion to Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mumtaz

***SMC2529*** 42 Chattenden Lane Chattenden

ME3 8NL ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0

Hoo St Werburgh and High Halstow

0.0847 ha **(** **2020** **)** Small Site

**MC231935** Full Houses 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr Olu Alabi

***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

Chatham Central and Brompton

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

Fort Pitt

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

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 14 of 40***

***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***

***SMC2552*** 85 Wayfield Road Chatham

ME5 0EP ***Permission***  2 0 2 **4** 0 0 0 **0** 2 0 2 **4** 0 2 0 0 0 **2** 0

Wayfield and Weeds Wood

0.1 ha **(** **2020** **)** Small Site

**MC193092** Full Houses 2 0 2 **4** 0 0 0 **0** 2 0 2 **4** 0 2 0 0 0 **2** 0 Mr Ty Ripley

***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 0 1 0 0 **1** 0

Chatham Central and Brompton

0.05 ha **(** **2020** **)** Small Site

**MC230486** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Hertford Planning Service

***SMC2569*** 291- 293 Gillingham Road Gillingham

ME7 4QU ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Watling

0.0295 ha **(** **2020** **)** Small Site

**MC200118** Full Flats (Purpose built) 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr Jerry and Dan Overbury

***SMC2573*** 24 Pier Road Gillingham

ME7 1RJ ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham North

0.1 ha **(** **2022** **)** Small Site

**MC201115** 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 John Collins DHA Planning

***SMC2576*** Land Rear of 50 and 52 Rochester Road Halling

ME2 1AH ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Cuxton, Halling and Riverside

0.34 ha **(** **2021** **)** Small Site

**MC192194** Full Houses 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr J Martin

MKA Architects Ltd

***SMC2584*** The Terrace Car Park The Terrace Rochester

ME1 1XN ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Rochester West and Borstal

0.039 ha **(** **2021** **)** Small Site

**MC200845** Full Houses 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Patrick Barrett

***SMC2585*** 4 Love Lane Rochester

ME1 1TN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester West and Borstal

0.02 ha **(** **2021** **)** Small Site

**MC232388** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 DAC Architects

Barrett+Barrett Architects

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 15 of 40***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(First year\*)*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***N/S*** ***U/C*** ***C/P*** ***Tot*** ***Yr1*** ***Yr2*** ***Yr3*** ***Yr4*** ***Yr5*** ***years*** ***years*** ***Developer***

***SMC2588*** 18 St Pauls Close Strood

ME2 2QH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood West

0.02 ha **(** **2022** **)** Small Site

**MC203310** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 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 0 1 0 0 **1** 0

Strood West

0.025 ha **(** **2021** **)** Small Site

**MC230298** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Sanya Chadha

***SMC2600*** 34 Arden Street Gillingham

ME7 1HR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Gillingham South

0.01 ha **(** **2021** **)** Small Site

**MC202630** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr and Mrs Alan and Elaine Law

***SMC2610*** Land at 33A Frindsbury Road Strood

ME2 4TD ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North and Frindsbury

0.022 ha **(** **2021** **)** Small Site

**MC221711** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 J Keely

***SMC2614*** 133 Canterbury Street GILLINGHAM

ME7 5TT ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Gillingham South

0.009 ha **(** **2021** **)** Small Site

**MC201562** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Dhamu

***SMC2621*** 84 Birch Grove Hempstead

ME7 3RE ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Hempstead and Wigmore

0.007 ha **(** **2021** **)** Small Site

**MC211567** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 James McHenry

***SMC2624*** 2a Luton Road Luton

ME4 5AA ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Luton

0.01 ha **(** **2021** **)** Small Site

**MC201638** Full Flats (Purpose built) 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Husain Saleh

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 16 of 40***

***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***

***SMC2638*** Land rear of 15 Coulman Street Gillingham

ME7 4HT ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Watling

0.016 ha **(** **2021** **)** Small Site

**MC200269** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr S Sharma

***SMC2649*** 19 Railway Street CHATHAM

ME4 4HU ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central and Brompton

0.01 ha **(** **2021** **)** Small Site

**MC203226** Full Conv. to Mult. Occ. 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Peter Smith

***SMC2667*** Land at the Corner of Ingram Road and Railway Street Gillingham

ME7 1YG ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Gillingham North

0.028 ha **(** **2021** **)** Small Site

**MC211824** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr D Konuralp

***SMC2670*** Garage Block Doddington Road Gillingham

ME8 6SR ***Permission***  0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0

Twydall

0.13 ha **(** **2021** **)** Small Site

**MC202885** Full Houses 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 Mr Rodger Dudding

***SMC2675*** 178 High Street CHATHAM

ME4 4AS ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Chatham Central and Brompton

0.03 ha **(** **2021** **)** Small Site

**MC210164** Full Flats (Purpose built) 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr T Has

***SMC2678*** 122 Canterbury Street GILLINGHAM

ME7 5UH ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 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** 2 0 0 0 0 **2** 0 Dr Jayasuriya Mahinda

***SMC2679*** 3 Malta Avenue Chatham

ME5 0JU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Wayfield and Weeds Wood

0.057 ha **(** **2021** **)** Small Site

**MC240124** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Miss Chichi Obi

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 17 of 40***

***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***

***SMC2681*** 185 Frindsbury Road Strood

ME2 4JN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North and Frindsbury

0.02 ha **(** **2023** **)** Small Site

**MC222143** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Jas Pannu

***SMC2684*** 83 Kent Road Halling

ME2 1AT ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Cuxton, Halling and Riverside

0.02 ha **(** **2022** **)** Small Site

**MC230749** Full Conversion to Houses 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Rehal Planning

***SMC2685*** 3 Old Road Chatham

ME4 6BJ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

Fort Pitt

0.01 ha **(** **2022** **)** Small Site

**MC211157** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 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

Fort Pitt

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** 1 0 0 0 0 **1** 0

Rochester West and Borstal

0.02 ha **(** **2022** **)** Small Site

**MC210059** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 1 0 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** 1 0 0 0 0 **1** 0

Rochester West and Borstal

0.01 ha **(** **2022** **)** Small Site

**MC211460** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 1 0 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

Chatham Central and Brompton

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

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 18 of 40***

***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***

***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

Chatham Central and Brompton

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

***SMC2700*** 218 King George Road Walderslade

ME5 0PH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Wayfield and Weeds Wood

0.01 ha **(** **2022** **)** Small Site

**MC212409** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 H Dhariwal

***SMC2701*** 1 Pimpernel Way Walderslade

ME5 0SF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Wayfield and Weeds Wood

0.04 ha **(** **2022** **)** Small Site

**MC212583** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Danny Smith

***SMC2702*** 9 High Street Strood

ME2 4AB ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Strood North and Frindsbury

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 West

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

***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 and Frindsbury

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

***SMC2709*** 55 Medway Road Gillingham

ME7 1NL ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 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** -1 0 0 0 0 **-1** 0 Faraz Sethi

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 19 of 40***

***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***

***SMC2712*** Land at 60 Cranmere Court Strood

ME2 4UN ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North and Frindsbury

0.07 ha **(** **2022** **)** Small Site

**MC230939** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Teem Consult

***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 and Frindsbury

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 Adjacent to 13 Abbey Road Strood

ME2 3QA ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood North and Frindsbury

0.01 ha **(** **2022** **)** Small Site

**MC212407** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 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

Hoo St Werburgh and High Halstow

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 0 1 0 0 **1** 0

Gillingham North

0.01 ha **(** **2022** **)** Small Site

**MC211982** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Edward Cook

***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***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Watling

0.01 ha **(** **2023** **)** Small Site

**MC220153** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Miss Mariam Iqbal

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 20 of 40***

***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***

***SMC2728*** 63 Fairview Avenue Wigmore

ME8 0QP ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Hempstead and Wigmore

0.17 ha **(** **2022** **)** Small Site

**MC212137** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Paul Doubleday

***SMC2729*** 175 Beacon Road Chatham

ME5 7BS ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton

0.035 ha **(** **2016** **)** Small Site

**MC153636** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr R Morris

***SMC2734*** Bankside House Bank Street Luton

ME4 5LB ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton

0.02 ha **(** **2022** **)** Small Site

**MC211776** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr D Overbury

***SMC2735*** The Constitution Castle Constitution Hill Luton

ME5 7DP ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0

Luton

0.03 ha **(** **2022** **)** Small Site

**MC213090** Full Conversion to Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr L Dornan

***SMC2736*** 110 Beacon Road Chatham

ME5 7BS ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton

0.02 ha **(** **2022** **)** Small Site

**MC213137** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 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 3 0 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 3 0 0 0 **3** 0 Jock and Sally Wynne

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 21 of 40***

***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***

***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

Rainham North

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 0 0 2 **2** 0

Watling

0.04 ha **(** **2022** **)** Small Site

**MC211505** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 2 **2** 0 Ms Carolyn Wright

***SMC2754*** 7J Smith Road Walderslade

ME5 8DR ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Lordswood and Walderslade

0.04 ha **(** **2022** **)** Small Site

**MC212881** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Ms Bertulyte

***SMC2756*** The Haven 89 Rock Avenue Gillingham

ME7 9PX ***Permissions***  0 0 1 **1** 0 0 1 **1** 0 0 0 **0** 0 0 0 0 0 **0** 0

Gillingham South

0.03 ha **(** **2022** **)** Small Site

**MC213595** Full Conv. to Mult. Occ. 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Rajinder Mohan

**MC231396** 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 Rajinder Mohan

***SMC2759*** 5 Rochester Road Halling

ME2 1AH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Cuxton, Halling and Riverside

0.17 ha **(** **2022** **)** Small Site

**MC213249** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 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 and Borstal

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 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North and Frindsbury

0.01 ha **(** **2017** **)** Small Site

**MC212570** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Ravi Shetra

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 22 of 40***

***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***

***SMC2767*** 12 Railway Street Chatham

ME4 4JL ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central and Brompton

0.02 ha **(** **2022** **)** Small Site

**MC213130** Full Conv. to Mult. Occ. 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Manmohan Panesar

***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

Chatham Central and Brompton

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 0 0 0 1 **1** 0

Hoo St Werburgh and High Halstow

0.04 ha **(** **2022** **)** Small Site

**MC213612** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **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 1 0 0 0 **1** 0

Cuxton, Halling and Riverside

0.77 ha **(** **2023** **)** Small Site

**MC221765** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 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 1 0 0 0 **1** 0

Cuxton, Halling and Riverside

0.01 ha **(** **2023** **)** Small Site

**MC221994** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mark Carter

***SMC2776*** 54 Shanklin Close Princes Park

ME5 7QL ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Princes Park

0.01 ha **(** **2019** **)** Small Site

**MC213072** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 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 4 0 0 **4** 0

Chatham Central and Brompton

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 4 0 0 **4** 0 Thomas Draper

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 23 of 40***

***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***

***SMC2779*** Rear of 122 Maidstone Road Chatham

ME4 6DQ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Fort Pitt

0.01 ha **(** **2023** **)** Small Site

**MC212965** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Tawanda Mudavanhu

***SMC2780*** 15 Mills Terrace Chatham

ME4 5NZ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Chatham Central and Brompton

0.02 ha **(** **2023** **)** Small Site

**MC220202** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 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 1 0 0 0 **1** 0

Rochester East and Warren Wood

0.02 ha **(** **2023** **)** Small Site

**MC221283** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Shukhrat Issabayev

***SMC2782*** 65 Holcombe Road Rochester

ME1 2HX ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Rochester East and Warren Wood

0.01 ha **(** **2024** **)** Small Site

**MC230471** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Okikiola Ayamolowo

***SMC2783*** 180 Rochester Street Chatham

ME4 6RU ***Permission***  0 0 4 **4** 0 0 1 **1** 0 0 3 **3** 0 0 0 0 0 **0** 0

Fort Pitt

0.02 ha **(** **2023** **)** Small Site

**MC220350** Full Conversion to Flats 0 0 4 **4** 0 0 1 **1** 0 0 3 **3** 0 0 0 0 0 **0** 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

Fort 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

***SMC2788*** Land adjacent to 2 Maple Avenue Gillingham

ME7 2NU ***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 **(** **2023** **)** Small Site

**MC220148** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Parmod Khokhar

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 24 of 40***

***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***

***SMC2789*** 13A Crow Lane Rochester

ME1 1RF ***Permission***  0 0 1 **1** 0 0 2 **2** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Rochester West and Borstal

0.07 ha **(** **2023** **)** Small Site

**MC220847** Full Conversion to Houses 0 0 1 **1** 0 0 2 **2** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mark Hall

***SMC2791*** 144 High Street Rochester

ME1 1ER ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester West and Borstal

0.02 ha **(** **2023** **)** Small Site

**MC220956** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 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 1 0 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 1 0 0 0 **1** 0 Mr Odusote

***SMC2796*** 23 London Road Strood

ME2 3JB ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Strood West

0.02 ha **(** **2023** **)** Small Site

**MC230929** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 PB Planning Consultancy Ltd

***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

Lordswood and Walderslade

0.014 ha **(** **2023** **)** Small Site

**MC232693** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 3-D Architecture Ltd

***SMC2801*** 533 Canterbury Street Gillingham

ME7 5LF ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 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 1 0 0 0 **1** 0 Miss Regitze Cenholt Bjerg

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 25 of 40***

***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***

***SMC2805*** 17 Broom Hill Road Strood

ME2 3LE ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 2 0 0 0 **2** 0

Strood North and Frindsbury

0.13 ha **(** **2023** **)** Small Site

**MC212310** Full Houses 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 2 0 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 1 0 0 0 **1** 0

Strood North and Frindsbury

0.01 ha **(** **2023** **)** Small Site

**MC220353** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 DHA Planning

***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

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

***SMC2814*** 53-55 Luton High Street Luton

ME5 7LP ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 0 3 0 **3** 0

Luton

0.02 ha **(** **2024** **)** Small Site

**MC230782** Full Conversion to Flats 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 0 3 0 **3** 0 Mr Olufote

***SMC2815*** Land Adj 37 Cranmere Court Strood

ME2 4SF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North and Frindsbury

0.02 ha **(** **2024** **)** Small Site

**MC230405** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Architecture Design

***SMC2816*** 204 Luton Road Luton

ME4 5BS ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton

0.01 ha **(** **2023** **)** Small Site

**MC221464** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 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 2 0 0 0 **2** 0

Strood North and Frindsbury

0.05 ha **(** **2018** **)** Small Site

**MC213505** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mark Carter Associates

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 26 of 40***

***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***

***SMC2819*** 255 High Street Rochester

ME1 1HQ ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 2 0 0 0 **2** 0

Rochester West and Borstal

0.01 ha **(** **2023** **)** Small Site

**MC164734** Full Flats (Purpose built) 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 2 0 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 -1 0 0 0 **-1** 0

Rochester West and Borstal

0.01 ha **(** **2023** **)** Small Site

**MC220554** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 -1 0 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 4 0 0 0 **4** 0

Chatham Central and Brompton

0.1 ha **(** **2023** **)** Small Site

**MC221288** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 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 1 0 0 **1** 0

All Saints

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 1 0 0 **1** 0 Mr K Kelly

***SMC2831*** 43 and land adjacent to 43 St James Road Grain

ME3 0BU ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

All Saints

0.04 ha **(** **2023** **)** Small Site

**MC222264** Full Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Chris Fisher

***SMC2832*** 52 High Street Rainham

ME8 7JF ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham South West

0.02 ha **(** **2023** **)** Small Site

**MC221224** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 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 1 0 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 1 0 0 0 **1** 0 Karen West

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 27 of 40***

***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***

***SMC2835*** 486 Lower Rainham Road Rainham

ME8 7TN ***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 **(** **2023** **)** Small Site

**MC221433** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 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 1 0 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 1 0 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 1 0 0 0 **1** 0

Rainham South East

0.09 ha **(** **2023** **)** Small Site

**MC221550** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 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 1 0 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 1 0 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 1 0 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 1 0 0 0 **1** 0 Lisa French

***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

Fort Pitt

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

***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 2 0 0 **2** 0

Gillingham South

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 2 0 0 **2** 0 Mr Dervis Konuralp

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 28 of 40***

***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***

***SMC2845*** 1 Thorold Road Luton

ME5 7EA ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Luton

0.01 ha **(** **2023** **)** Small Site

**MC222862** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Ms Sandra Brown

***SMC2847*** Former carpark Adj 120 Essex Road Halling

***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Cuxton, Halling and Riverside

0.068 ha **(** **2023** **)** Small Site

**MC222160** Full Houses 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 EP Architects Ltd

***SMC2848*** 114 Pilgrims Road Upper Halling

ME2 1HP ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Cuxton, Halling and Riverside

0.13 ha **(** **2024** **)** Small Site

**MC231567** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 DHA Planning

***SMC2852*** 137 High Street Rainham

ME8 8BD ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham North

0.05 ha **(** **2024** **)** Small Site

**MC232498** Full Conversion to Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Kafeel Khan

***SMC2854*** 1 Willow Place High Street Grain

ME3 0BS ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

All Saints

1 ha **(** **2023** **)** Small Site

**MC222593** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Nirvana Care and Support Hubs Nathan

Glazier

***SMC2857*** Storage unit rear of 239 High Street Chatham

ME4 4BQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Chatham Central and Brompton

0.015 ha **(** **2024** **)** Small Site

**MC231510** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Trima Architecture

***SMC2858*** 346c High Street Chatham

ME4 4NP ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central and Brompton

0.014 ha **(** **2023** **)** Small Site

**MC222609** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Building Drawings

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 29 of 40***

***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***

***SMC2859*** 30 Star Hill Rochester

ME1 1XB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West and Borstal

0.02 ha **(** **2023** **)** Small Site

**MC230005** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 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 1 0 0 0 **1** 0

Rochester West and Borstal

0.012 ha **(** **2023** **)** Small Site

**MC221992** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 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** -1 0 0 0 0 **-1** 0

Rochester West and Borstal

0.01 ha **(** **2023** **)** Small Site

**MC222954** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 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

**MC240033** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Peter Cross

***SMC2865*** Joinery Workshop Gorst Street Gillingham

ME74PR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 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 1 0 0 **1** 0 Graham Simpkin Planning Ltd

***SMC2866*** 85 Clandon Road Lordswood

ME5 8UN ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Lordswood and Walderslade

0.01 ha **(** **2015** **)** Small Site

**MC180673** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Building Drawings

***SMC2867*** Magpie Service Centre 128 Magpie Hall Road Chatham

ME4 5XJ ***Permission***  0 0 0 **0** 0 1 0 **1** 0 -1 0 **-1** 0 0 -1 0 0 **-1** 0

Chatham Central and Brompton

0.08 ha **(** **2024** **)** Small Site

**MC230558** Full 0 0 0 **0** 0 1 0 **1** 0 -1 0 **-1** 0 0 -1 0 0 **-1** 0 JMS Planning

***SMC2869*** 266 High Street Chatham

ME4 4BP ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Chatham Central and Brompton

0.01 ha **(** **2024** **)** Small Site

**MC230853** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 James Dolan Architect

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 30 of 40***

***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***

***SMC2870*** 4 Batchelor Street Chatham

ME4 4BJ ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Chatham Central and Brompton

0.026 ha **(** **2024** **)** Small Site

**MC230686** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 BEAU Architecture

***SMC2874*** 106 Pilgrims Road Upper Halling

ME2 1HP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton, Halling and Riverside

0.04 ha **(** **2024** **)** Small Site

**MC231443** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 DHA Planning

***SMC2875*** 22 Hurstwood Chatham

ME5 0XJ ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Fort Horsted

0.09 ha **(** **2024** **)** Small Site

**MC230479** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Cityscape PA

***SMC2876*** Craig House Wilson Avenue Rochester

ME1 2SB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Fort Pitt

0.09 ha **(** **2024** **)** Small Site

**MC221833** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 MZA Planning

***SMC2877*** The Cottage Cooks Wharf High Street Rochester

***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Fort Pitt

0.011 ha **(** **2024** **)** Small Site

**MC230802** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Anthony Swaine Architecture Ltd

***SMC2878*** 62 High Street Chatham

ME4 4DS ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Fort Pitt

0.014 ha **(** **2024** **)** Small Site

**MC230079** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Architecture Everything Ltd

***SMC2879*** Land to the side of 67 Princes Avenue Walderslade

ME5 8AY ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Lordswood and Walderslade

0.13 ha **(** **2024** **)** Small Site

**MC232413** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Insight Architects

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 31 of 40***

***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***

***SMC2880*** 84 Chestnut Avenue Walderslade

***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Lordswood and Walderslade

0.07 ha **(** **2024** **)** Small Site

**MC232122** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Express Planning

***SMC2881*** 48 Kingfisher Drive Princes Park

ME5 7NY ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Princes Park

0.01 ha **(** **2024** **)** Small Site

**MC231760** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 OnePlace Homes Ltd

***SMC2882*** 25 Breton Road Rochester

ME1 2JH ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Rochester East and Warren Wood

0.1 ha **(** **2024** **)** Small Site

**MC232009** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 W.D Evans Buildin Services

***SMC2883*** 5 High Bank Rochester

ME1 2XJ ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 -1 0 0 **-1** 0

Rochester East and Warren Wood

0.01 ha **(** **2024** **)** Small Site

**MC232038** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 -1 0 0 **-1** 0 Design Studio

***SMC2886*** 34 Trevale Road Rochester

ME1 3PA ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester West and Borstal

0.04 ha **(** **2019** **)** Small Site

**MC230726** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Andrew Well Planning & Design

***SMC2887*** 69 Sir Evelyn Road Rochester

ME1 3LZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester West and Borstal

0.06 ha **(** **2024** **)** Small Site

**MC231222** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Blackburn Architects Ltd

***SMC2889*** 95 Bryant Road Strood

ME2 3ES ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North and Frindsbury

0.013 ha **(** **2024** **)** Small Site

**MC230563** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Kentec Draughting Services Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 32 of 40***

***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***

***SMC2890*** 24a London Road Strood

ME2 3HU ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North and Frindsbury

0.01 ha **(** **2024** **)** Small Site

**MC230924** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Dr Nicki On

***SMC2891*** 17B Brompton Lane Strood

ME2 3BQ ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Strood North and Frindsbury

0.01 ha **(** **2024** **)** Small Site

**MC231228** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Penfold Project Services

***SMC2892*** 90 Station Road Strood

ME2 4BT ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood North and Frindsbury

1.3 ha **(** **2024** **)** Small Site

**MC232220** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Enviroform Associates

***SMC2893*** 24 Bill Street Road Strood

ME2 4RB ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North and Frindsbury

0.02 ha **(** **2024** **)** Small Site

**MC231868** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Divine Loft Conversions Ltd

***SMC2894*** 101 Weston Road Strood

ME2 3HB ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Strood North and Frindsbury

0.02 ha **(** **2024** **)** Small Site

**MC231487** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Town Planning Expert

***SMC2895*** 160-162 Gravesend Road Strood

ME2 3QT ***Permission***  5 0 0 **5** 2 0 0 **2** 3 0 0 **3** 0 0 3 0 0 **3** 0

Strood North and Frindsbury

0.34 ha **(** **2018** **)** Small Site

**MC230220** Full Houses 5 0 0 **5** 2 0 0 **2** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mark Carter Associates

***SMC2896*** 1-7 Canal Road Strood

ME2 4DR ***Permission***  12 0 0 **12** 0 0 8 **8** 12 0 -8 **4** 0 0 0 0 0 **0** 0

Strood North and Frindsbury

0.06 ha **(** **2014** **)** Small Site

**MC172044** Outline Flats (Purpose built) 12 0 0 **12** 0 0 8 **8** 12 0 -8 **4** 0 0 0 0 0 **0** 0 Mr Brar

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 33 of 40***

***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***

***SMC2897*** Land to the rear of 30-38 Iden Road Wainscott

***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Strood Rural

0.09 ha **(** **2024** **)** Small Site

**MC230138** Full Houses 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Woodstock associates

***SMC2898*** 45-47 Cooling Road Strood

ME2 4RP ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.03 ha **(** **2024** **)** Small Site

**MC231656** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Barron Edwards Ltd

***SMC2899*** 125 Elaine Avenue Strood

ME2 2YP ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood West

0.062 ha **(** **2024** **)** Small Site

**MC232486** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 S Graham Architects Limited

***SMC2905*** 139 Carnation Road Strood

ME2 2YG ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 0 0 0 **-1** 0

Strood West

0.021 ha **(** **2024** **)** Small Site

**MC232728** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 0 0 0 **-1** 0 Penfold Project Service

***SMC2907*** 128 Gordon Road Strood

ME2 3HL ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Strood North and Frindsbury

0.02 ha **(** **2024** **)** Small Site

**MC232721** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Birchmere

***SMC2908*** 18 High Street Chatham

ME4 4EP ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Fort Pitt

0.02 ha **(** **2024** **)** Small Site

**MC231644** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 C J Enviro Design Atelier Ltd

***SMC2910*** 7 Eglington Drive Wainscott

ME3 8 BF ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Strood Rural

0.02 ha **(** **2024** **)** Small Site

**MC230321** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Hughes Architects Ltd

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 34 of 40***

***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***

***SMC2911*** Riverview Grange Road Gillingham

ME7 2UN ***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 **(** **2024** **)** Small Site

**MC231608** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 J Logan

***SMC2912*** 6 Bridge Road Gillingham

ME7 1NP ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham North

0.03 ha **(** **2023** **)** Small Site

**MC231613** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs V Amadasun

***SMC2913*** 25 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

0.01 ha **(** **2024** **)** Small Site

**MC231615** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs V Amadasun

***SMC2914*** 38 Garfield Road Gillingham

ME7 1QB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.02 ha **(** **2024** **)** Small Site

**MC231924** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mrs Victoria Ajadbe

***SMC2915*** 20 Milburn Road Gillingham

ME7 1PH ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Gillingham North

0.02 ha **(** **2024** **)** Small Site

**MC232572** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Mr Sullivan

***SMC2916*** Land adjacent to 142 Napier Road Gillingham

ME7 4HG ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Gillingham South

0.14 ha **(** **2024** **)** Small Site

**MC230175** Full Houses 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0 Mr Raj Gill

***SMC2918*** Land rear of 151-157 Gillingham Road Gillingham

ME7 4EP ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham South

0.07 ha **(** **2024** **)** Small Site

**MC230798** Full Bungalows 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mrs S Nuttall

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 35 of 40***

***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***

***SMC2921*** 76 Canterbury Street GILLINGHAM

ME7 5UF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Gillingham South

0.02 ha **(** **2024** **)** Small Site

**MC231230** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Garry Holmes

***SMC2922*** Pamela Court 94-96 Jeffery Street Gillingham

ME7 1PJ ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham South

0.57 ha **(** **2003** **)** Small Site

**MC231269** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mrs S J Khambay

***SMC2923*** Rear of 97 Marlborough Road Gillingham

ME7 5HD ***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 **(** **2024** **)** Small Site

**MC231278** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Pearce Properties

***SMC2924*** 208 Canterbury Street Gillingham

ME7 4XG ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Gillingham South

0.046 ha **(** **2008** **)** Small Site

**MC231474** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr K Uppal

***SMC2925*** 87 Balmoral Road Gillingham

ME7 4QG ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Gillingham South

0.013 ha **(** **2024** **)** Small Site

**MC231591** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Kunle Awosanya

***SMC2926*** 32 Tennyson Road Gillingham

ME7 5QD ***Permission***  0 0 0 **0** 0 1 0 **1** 0 -1 0 **-1** -1 0 0 0 0 **-1** 0

Gillingham South

0.01 ha **(** **2024** **)** Small Site

**MC231726** Full Conv. to Mult. Occ. 0 0 0 **0** 0 1 0 **1** 0 -1 0 **-1** -1 0 0 0 0 **-1** 0 Mr Cook

***SMC2929*** Land rear of 46 Jeffery Street Gillingham

ME7 1BZ ***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 **(** **2020** **)** Small Site

**MC232412** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Olu Olateju

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 36 of 40***

***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***

***SMC2930*** Flats A & B 32 Balmoral Road Gillingham

ME7 4PG ***Permission***  0 0 0 **0** 2 0 0 **2** -2 0 0 **-2** 0 0 -2 0 0 **-2** 0

Gillingham South

0.017 ha **(** **2024** **)** Small Site

**MC232671** Full 0 0 0 **0** 2 0 0 **2** -2 0 0 **-2** 0 0 -2 0 0 **-2** 0 Mr D Lawal

***SMC2931*** 1st and 2nd floors 106-108 High Street GILLINGHAM

ME7 1AX ***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 **(** **2024** **)** Small Site

**MC232824** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Mr John Kounnis

***SMC2937*** 183 Luton Road Luton

ME4 5AE ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton

0.01 ha **(** **2024** **)** Small Site

**MC232562** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr & Mrs Ade & Fiye Adeseye

***SMC2938*** Land to the rear 287/289 Luton Road Luton

ME4 5BN ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Luton

0.014 ha **(** **2024** **)** Small Site

**MC232602** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr A Sheikh

***SMC2939*** 40 Birling Avenue Rainham

ME8 7EY ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham North

0.04 ha **(** **2024** **)** Small Site

**MC230707** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Manjeet Singh

***SMC2940*** 37 Station Road Rainham

ME8 7SB ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham North

0.02 ha **(** **2024** **)** Small Site

**MC232187** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Ismail Aydin

***SMC2942*** (fronting Tanker Hill) Land rear of 339a & 341 Maidstone Road Rainham

ME8 0HU ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Rainham South East

0.1 ha **(** **2024** **)** Small Site

**MC232088** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Bhupinder & Jasbir Singh Raj

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 37 of 40***

***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***

***SMC2943*** 13 Marshall Road Rainham

ME8 0AR ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham South West

0.01 ha **(** **2024** **)** Small Site

**MC230745** Full Houses 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Daniel Norman

***SMC2945*** 136 High Street Rainham

ME8 8AR ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Rainham South West

0.01 ha **(** **2024** **)** Small Site

**MC232195** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Azid Gungah

***SMC2946*** 188 Featherby Road Gillingham

ME8 6DG ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Twydall

0.02 ha **(** **2024** **)** Small Site

**MC230328** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Anderson Okporho

***SMC2948*** 80-82 Watling Street GILLINGHAM

***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Watling

0.034 ha **(** **2024** **)** Small Site

**MC231107** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Yogarajah Susilan

***SMC2949*** 22 Sunnymead Avenue Gillingham

ME7 2DY ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Watling

0.02 ha **(** **2024** **)** Small Site

**MC231445** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Ms Rebecca Dacosta

***SMC2950*** 62 Gordon Road Gillingham

ME7 2NE ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Watling

0.01 ha **(** **2024** **)** Small Site

**MC231631** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Joseph Oluwafunke

***SMC2951*** 38 Priestfield Road Gillingham

ME7 4RF ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Watling

0.01 ha **(** **2024** **)** Small Site

**MC232178** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Mr Anderson Okporho

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 38 of 40***

***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***

***SMC2956*** 112 Maidstone Road Chatham

ME4 6DQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Fort Pitt

0.01 ha **(** **2024** **)** Small Site

**MC232861** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 S Graham Architects Limited

***SMC2959*** Park View 55 Marlborough Road Gillingham

ME7 5BZ ***Permissions***  0 0 0 **0** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham South

0.14 ha **(** **2020** **)** Small Site

**MC232616** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Paul Giles

**MC232617** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Paul Giles

***SMC2962*** 187 Rock Avenue Gillingham

ME7 5PY ***Permission***  6 0 0 **6** 1 0 0 **1** 5 0 0 **5** 0 0 5 0 0 **5** 0

Gillingham South

0.06 ha **(** **2024** **)** Small Site

**MC230513** Full Conversion to Flats 6 0 0 **6** 1 0 0 **1** 5 0 0 **5** 0 0 5 0 0 **5** 0 Mr Abdul Mumtaz

***SMC2964*** Park lodge 362 Canterbury Street Gillingham

ME7 5JU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Watling

0.02 ha **(** **2024** **)** Small Site

**MC230702** Full 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 DHA Planning

***SMC2965*** 10 High Street Brompton

ME7 5AE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Chatham Central and Brompton

0.01 ha **(** **2024** **)** Small Site

**MC231996** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Innovation Infill

***SMC2966*** 160 Canterbury Street Gillingham

ME7 5UB ***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 **(** **2024** **)** Small Site

**MC232459** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Innovation Infill

**Previously developed land total:** **51** **59** **78** **5** **14** **207** **3**

**Summary *Permissions* 243 110 75 428 44 19 32 95 199 91 43 333 73 73 107 5 14 272 4**

***Previously developed land*** ***Table 4, Section 3: Residential land availability for small sites*** ***Page 39 of 40***

*\* '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 3: Residential land availability for small sites*** ***Page 40 of 40***

## Section 4: Housing planning consents excluded at 31 March 2024

***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*

**MC533** 226-228 Nelson Road GILLINGHAM ME7 4LU Mr H Chakkar 1 0 5

MC161505 \*\*

*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*

**SMC1839** 225a High Street CHATHAM ME4 4BQ Sodan Holdings Ltd 1 1 2

MC120728 ^

*Reason for exclusion: Excluded*

**Sub-total for Previously developed land (see note 3)** ***20*** ***1*** ***41***

*^ 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 4: Housing planning consents excluded*** ***Page 1 of 1***

## Section 5: Housing planning consents expired without development at 31 March 2024

***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

**MC303** 65 North Street Strood ROCHESTER Bancil Partnership Ltd 9 0 9

MC192211

**MC383** 153-155 High Street CHATHAM ME4 4BA Mr A Sharon 9 0 9

MC192136

**MC430** 263-269 High Street CHATHAM ME4 4B2 Hertfield Planning Service 5 0 5

MC193317

**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

**MC546** 1 Cambridge Terrace CHATHAM ME4 4RG Mr Phillip Matthewman 13 0 13

MC202905

**MC571** 272-274 Luton Road Luton CHATHAM ME4 5BU Ubique Architects 6 0 6

MC192949\*

**MC576** 55 Green Street GILLINGHAM ME7 1AE Mrs Chudna NSA 4 0 4

MC162445

**MC576** 55 Green Street GILLINGHAM ME7 1AE Tudor Agencies 2 0 2

MC192743

**MC583** 4 Canterbury Street GILLINGHAM ME7 5TS Mr John Collins 6 0 6

MC202108

**MC592** Garden Service Station Frindsbury Hill Wainscott Mr Gregory Bunce 6 0 6

MC202861\* ROCHESTER ME2 4JR

**SMC2342** 5 Farmdale Avenue Borstal ROCHESTER ME1 3HU Mr Arthur Upton 1 0 1

MC210167

**SMC2359** 49 Wainscott Road Wainscott ROCHESTER ME2 4LA Mr M Yildiz 1 0 1

MC200502

**SMC2478** Great Knox Farm Hempstead Road Hempstead Mr & Mrs Beck 1 1 2

MC191145 GILLINGHAM ME7 3QL

***Table 4, Section 5: 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***

**SMC2496** 122 High Street CHATHAM ME4 4BY Mr Celal Kuccuk 4 0 4

MC203268

**SMC2497** 120 High Street CHATHAM ME4 4BY Mr Celal Kuccuk 4 0 4

MC203287

**SMC2571** 97-101 High Street GILLINGHAM ME7 1BW Mr Nowsad Gani 2 0 2

MC191320

**SMC2596** Land Between North Bank and Conway/Haylands Ms Joy Weavers 1 0 1

MC200841 to South West Of Sunnyside Station Road Cliffe

ROCHESTER ME3 7RN

**SMC2613** 25 Watts Avenue ROCHESTER ME1 1RX Mr Tim Handel 3 0 3

MC201819

**SMC2617** 33 Canterbury Street GILLINGHAM ME7 5TR Mr J Hawkridge 1 0 1

MC202029

**SMC2622** 192 Wayfield Road CHATHAM ME5 0HG Mr Kevin Tracey 1 1 2

MC200211

**SMC2645** 97 Bryant Road Strood ROCHESTER ME2 3ES Mr & Mrs D Saunders 1 0 1

MC202359

**SMC2650** 307a High Street CHATHAM ME4 4BN Mr D Ebbans 1 1 2

MC200534

**SMC2651** 63 High Street CHATHAM ME4 4EE Mr B McGovern 1 0 1

MC200716

**SMC2659** 72 Dargets Road Walderslade CHATHAM ME5 8BL MR R Fenwick -1 1 0

MC202016

**SMC2677** 54 High Street GILLINGHAM ME7 1BA Mr Jeff Matthews 2 0 2

MC210304

**SMC2680** 5 Castle Road Luton CHATHAM ME4 5HG Mr Richard Dawodu 1 0 1

MC203227

**Sub-total for Previously developed land (see note 2)** **101** **4** **105**

***Table 4, Section 5: 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**

**MC559** 178 Darnley Road Strood ROCHESTER ME2 2UW Insight Architects 6 0 6

MC191815

**SMC2594** 19 Chattenden Lane Chattenden ROCHESTER Mrs Chadwick 1 0 1

MC191897 ME3 8LE

**SMC2609** 62 Commissioners Road Strood ROCHESTER Victor Haywood 1 0 1

MC202035\* ME2 4EB

**SMC2663** 86 Woodside Wigmore GILLINGHAM ME8 0PN Mr and Mrs M Poole 1 0 1

MC202662

**Sub-total for Greenfield land (see note 2)** **9** **0** **9**

**TOTAL (see note 2)** **110** **4** **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 5: Housing planning consents expired without development*** ***Page 3 of 3***

## Section 6: Residential land availability summary at 31st March 2024

***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 5688 1292 5127 **12107** *13* *55* *8* ***76*** 5675 1237 5119 **12031** 1154 938 1534 1048 428 5102 1373 0

Allocations 0 0 0 0 *0* *0* *0* *0* 0 0 0 0 0 0 0 0 0 0 0 0

**TOTAL 5688 1292 5127 12107 *13* *55* *8* *76* 5675 1237 5119 12031 1154 938 1534 1048 428 5102 1373 0**

**Small sites**

Permissions 243 110 75 428 *44* *19* *32* ***95*** 199 91 43 **333** 73 73 107 5 14 272 4 \*\*

**TOTAL 5931 1402 5202 12535 *57* *74* *40* *171* 5874 1328 5162 12364 1227 1011 1641 1053 442 5374 1377 0**

*\*\* 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 6: 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.  Work is currently being carried out on the next stage of the assessment and when complete, 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 2041.  However, the results will not determine whether a site will be allocated for development – this will be established through the Local Plan process and once done will restore the gap currently shown in the trajectory chart below between requirement and supply.

For more information on the LAA please visit:

[https://www.medway.gov.uk/info/200542/medway\_local\_plan\_2040/1686/call\_for\_sites](file:///C:\Users\samantha.beatty\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\WER7N1TS\%0dhttps:\www.medway.gov.uk\info\200542\medway_local_plan_2040\1686\call_for_sites)

# 5) Policy Monitoring Table

## Refused applications received in the year ending 31st March 2024

47% of all planning refusals in 2023/24 were A1 (Class E (a)) applications failing mainly due to Development Policy, Transport infrastructure, 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 | 23 | 33% | Development policy, Design and layout and Amenity and Environment. |
| Mixed Use | 0 | 0 | . |
| Commercial  Leisure & Other Commercial | 13 | 19% | Development Policy, Transport Infrastructure, Design and layout and Amenity and Environment |
| A1 (retail) | 34 | 48% | Development Policy, Transport infrastructure, Design and Layout and Amenity and Environment. |
| Total | **70** | **100%** |  |

**Table: Refused applications 2019/20 - 2023/24**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
| 101 | 116 | 86 | 87 | **70** |

**Table 5: Policy monitoring**

**Period: 1 April 2023 to 31 March 2024**

## Section 1: Applications refused during the year to 31 March 2024

**Application No.** **Address** **Housing ref (if**  **Description** **residential)**

**Town centre**

**Previously developed land**

MC220154 \*\* 260 High Street CHATHAM SMC2769 Prior Approval for construction of two additional storeys to provide additional dwelling

MC230572 4 Batchelor Street CHATHAM MC682 Prior notification for a proposed change of use of rear of premises from Commercial,

Business and Service (use class E) to 6x studio flats (use class C3).

MC222724 \*\* 7 Skinner Street GILLINGHAM COU from dry cleaners to hot food takeaway

MC230704 4 East Row ROCHESTER SMC2778 Loft conversion 1x1 bdr flat

MC231109 137 High Street Rainham GILLINGHAM SMC2852 Convert existing dwelling to a pair of semi detached houses.

MC231371 137 High Street Rainham GILLINGHAM SMC2852 Prior notification for a proposed change of use from garage/warehouse (Use Class E)

to 2x residential self-contained dwellings (Use Class C3

MC232410 94 Arden Street GILLINGHAM SMC2928 COU from 6 bed HMO to 8 bed HMO SG

MC232540 299 High Street CHATHAM SMC2954 Proposed extension of existing first floor and construction of a 2nd floor to provide 2x1

bdr flats

MC232586 15a Church Street CHATHAM Chang of use to Car wash and tyre shop SG

MC240140 6-8 Railway Street CHATHAM Change of use from Class E(a) A1 to a Shisha Lounge (SG) A4

**Non town centre**

**Greenfield land**

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

MC212328 \*\* Land South Bush Road Cuxton ROCHESTER Construction of a winery building including café/restaurant and visitor centre with

energy centre, car park, access road and landscaping.

MC220328 \*\* 179 Bredhurst Road Wigmore GILLINGHAM SMC2811 Construct detached 5 bed dwelling with parking and gardens to rear of 179.

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

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

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.

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 dwelling and garage

MC230213 46-52 Cliffe Road Strood ROCHESTER SMC2768 Construction of a pair of semi detached flats on ground floor and maisonettes above

MC230217 8 St James Close Grain ROCHESTER SMC2668 Construct detached bungalow with associated parking.

MC230246 South of Moor Park Close Rainham GILLINGHAM MC561 Construct 9 dwellings

MC230568 \*\* Land on west side of Newlands Farm Road St Mary Hoo SMC2420 Outline application with all matters reserved for the construction of 4 x self

ROCHESTER build/custom home plots.

MC230652 309 Lower Rainham Road Rainham GILLINGHAM SMC2632 Reserved matters for 3 self-build dwellings.

MC231356 Coombe Lodge Coombe Farm Lane St Mary Hoo SMC2919 Demolish stables and construct detached bungalow.

MC231437 412 Maidstone Road Rainham GILLINGHAM Construct detached outbuilding to be used as a dental practice.

MC232188 63 Duncan Road GILLINGHAM SMC2145 Construct 2 x 1 bed bungalows

MC232356 21 Pickwick Crescent ROCHESTER SMC2884 Construction of a detached Bungalow

MC232385 286 Castle Road CHATHAM SMC2900 Construction of a 1 bedroom end terrace

MC232489 3 Reservoir Cottages Barn Meadow Halling ROCHESTER SMC2903 Construction of detached 2 bedroom dwelling

MC240078 South of Moor Park Close Rainham GILLINGHAM MC561 Construct 9 x 4 bed dwellings (resubmission of MC230246)

**Previously developed land**

MC211348 \*\* 16 Hollywood Lane Wainscott ROCHESTER SMC2748 Construction of 2x 2 bedroom Bungalows

MC211897 \*\* Laser Quay Culpeper Close Strood ROCHESTER Construction of an additional 2 storeys to the existing building

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 2 of 5***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC213436 \*\* 16 Stour Close Strood ROCHESTER SMC2762 Construction 1x2 bedroom dwelling

MC222008 \*\* 85 Luton Road Luton CHATHAM SMC2818 COU from C4 HMO for 6 persons in 6 units to SG HMO for 10 persons.

MC222194 \*\* 37 Cranmere Court Strood ROCHESTER SMC2815 Construction of a detached dwelling

MC222833 144 Hempstead Road Hempstead GILLINGHAM Demolish existing medical centre to facilitate construction of detached 2 storey

medical centre with associated parking.

MC222878 412 Maidstone Road Rainham GILLINGHAM SMC2933 COU from resi to dental surgery.

MC222934 \*\* 5 Bellwood Court St Mary Hoo ROCHESTER SMC2851 Construct detached dwelling with associated parking and landscaping (proposed self

build).

MC230027 \*\* The Gables Sharnal Street High Halstow ROCHESTER Construct 1 x single storey holiday let bungalow with associated parking.

MC230038 18-24 City way ROCHESTER MC670 Construction of 8 Flats

MC230083 21 Chester Road GILLINGHAM SMC2947 COU from single dwelling to childrens care home.

MC230300 17 and 21 Grove Road Strood ROCHESTER SMC2810 Construction of 1x5 bdr Dwelling used as an HMO

MC230631 Lingley House Elm Avenue Chattenden ROCHESTER SMC2935 Construct 3 bed detached dwelling.

MC230760 25 Breton Road ROCHESTER SMC2882 COU from C3 to C2 residential institution

MC230930 \*\* 16 The Close ROCHESTER SMC2888 Change of use from C3 to C2 Residential accommodation

MC231013 152 Cedar Road Strood ROCHESTER SMC2320 Two storey extension to create 2 Flats

MC231232 9 Millwood Court New Road CHATHAM SMC2868 Change of use from C3 to C2

MC231359 6A Luton Road Luton CHATHAM COU of ground floor and basement level from commercial to expand existing resi

dwelling.

MC231502 86 Watling Street GILLINGHAM COU from bakery to HFTA.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 3 of 5*Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC231508 58-64 Grove Road Strood ROCHESTER Change of use of ground floor from general industrial to offices with extension to first

floor use class E (g)

MC231577 1 Gladstone Road CHATHAM SMC2784 Construction of a detached dwelling

MC231702 38 Priestfield Road GILLINGHAM SMC2951 COU from dwelling to childrens care home.

MC231874 33 High Dewar Road Rainham GILLINGHAM MC664 Construct 3 storey side and two storey rear extension with dormer windows to

facilitate loft conversion to convert existing first floor 7 bed HMO to 9 flats.

MC231925 98-112 High Street Halling ROCHESTER SMC2871 Construction of a detached dwelling

MC231941 17 White Leaves Rise Cuxton ROCHESTER SMC2873 Construction of detached dwelling

MC232010 15 Franklin Road GILLINGHAM Construct single storey front and side extensions with roof light and reconfiguration of

existing car park - demolish single storey front extension.

MC232033 1 Livingstone Circus GILLINGHAM SMC2952 COU from ground floor tattoo studio SG to 1 bed flat.

MC232091 26 College Avenue GILLINGHAM SMC2927 COU from residential dwelling to SG 7 room HMO with dormer to front.

MC232144 89 Bryant Road Strood ROCHESTER SMC2906 Application for a lawful development certificate (Existing) to use existing extension as

a self contained flat

MC232389 Springfield Sundridge Hill Cuxton ROCHESTER SMC2902 Construction of two dwellinghouses

MC232401 34 Thorndale Close CHATHAM SMC2904 construction of a detached dwelling

MC232566 9 Central Road Strood ROCHESTER SMC2957 Demolition of existing building and construction of a block of 4 flats

MC232580 287 Castle Road CHATHAM SMC2901 Conversion of existing dwelling C3 to form a 10 person HMO (SG)

MC232636 27 Berengrave Lane Rainham GILLINGHAM SMC2941 Convert existing detached outbuilding into dwelling together with extensions.

MC232646 94 Brompton Farm Road Strood ROCHESTER SMC2707 Construction of 2x3 bdr houses

MC232707 9 Napier Road GILLINGHAM SMC2953 Construct single storey bungalow with access from Glanville Road.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 4 of 5***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC232865 14 Stopford Road GILLINGHAM SMC2932 Convert dwelling to 2 x 2 bed flats.

MC240029 318-320 Luton Road Luton CHATHAM SMC2960 Construct 1st floor extension and part two storey extension to existing outbuilding to

create a separate dwellinghouse.

MC240051 5 Hillside Road CHATHAM SMC2955 Conversion of existing dwelling into 2x2 bdr flats

MC240116 2 Temple Gardens Strood ROCHESTER SMC2483 Construction of an attached dwelling

MC240203 287 Castle Road CHATHAM SMC2901 Conversion of a dwellinghouse to form a 7bdr HMO (SG)

*\*\* Refused on appeal*

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

## Section 2: Reasons for refusal; applications refused during the year to 31 March 2024

**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 1 Green Belt 0

Contrary to policy 6 Vehicle parking arrangements 1 Loss of open space 1

Unsuitable for proposed use 0 Impact on highway network 0 Loss of trees 1

Loss of residential accommodation 0 Loss of public car parking 0 Living conditions 8

Outside defined development areas 1 Other transport issues 1 Noise or disturbance 0

Over development 2 Overlooking 4

Intensification 0 *Design and layout* Other amenity or environmental issues 9

Not reflecting local needs 0 Size/massing 9

Demand on infrastructure 0 Local character 15 *Other*

Street scene 6

*Sustainable economic development* Other 5

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 2 Affect the setting of Conservation Area 2

Proliferation 0 Backland development 1

Loss of existing facilities 2 Other design issues 3

**Number of refusals connected with Residential** **23**

**Commercial leisure and other commercial uses**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 1 Green Belt 0

Contrary to policy 3 Vehicle parking arrangements 4 Loss of open space 0

Unsuitable for proposed use 0 Impact on highway network 3 Loss of trees 0

Loss of residential accommodation 1 Loss of public car parking 0 Living conditions 5

Outside defined development areas 1 Other transport issues 2 Noise or disturbance 1

Over development 0 Overlooking 0

Intensification 2 *Design and layout* Other amenity or environmental issues 4

Not reflecting local needs 0 Size/massing 2

Demand on infrastructure 0 Local character 3 *Other*

Street scene 0

*Sustainable economic development* Other 3

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 1 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** **13**

***Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year*** ***Page 1 of 2***

**Retail (A1)**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 3 Green Belt 0

Contrary to policy 31 Vehicle parking arrangements 8 Loss of open space 1

Unsuitable for proposed use 2 Impact on highway network 4 Loss of trees 0

Loss of residential accommodation 0 Loss of public car parking 0 Living conditions 10

Outside defined development areas 1 Other transport issues 1 Noise or disturbance 4

Over development 1 Overlooking 6

Intensification 0 *Design and layout* Other amenity or environmental issues 14

Not reflecting local needs 0 Size/massing 13

Demand on infrastructure 0 Local character 14 *Other*

Street scene 15

*Sustainable economic development* Other 11

Affect the setting of Listed Building or Ancient Monument 1

Viability or vitality 0 Affect the setting of Conservation Area 3

Proliferation 0 Backland development 1

Loss of existing facilities 0 Other design issues 0

**Number of refusals connected with Retail (A1)** **34**

**Total number of refusals** **70**

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 2023

**Medway Local Aggregates Assessment 2023**

**12th Report**

**Final**

**December 2024**

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# Executive Summary 2023

The Medway Local Aggregates Assessment is an annual report that monitors the supply and demand for aggregate in Medway. This is the twelfth 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 2023 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 compiling information on the demand for aggregates and supply options in this LAA, the council has considered a range of available data sources; with the annual aggregate monitoring survey, designed by the South East England Aggregates Working Party (SEEAWP), of local operators being a key source of data. Due to the limited number of active quarries, it is not possible to publish annual land won 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. The next national Aggregate Monitoring Survey took place in 2024 and surveyed aggregate sales in 2023. Data from this survey informed this LAA though data on imports and exports has not yet been published.

## 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 increased to 441,000 tonnes due to reassessment, and this, together with reduced sales have resulted in a significantly increased landbank from 5.1 years in 2022 to 9.25 years in 2023 (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 ever being worked is uncertain due to a proposed development (granted outline planning permission in 2021) that could result in their sterilisation.

A draft of the emerging Medway Local Plan 2041 included proposed Areas of Search for the extraction of land won sharp sand and gravel.

## Recycled and Secondary Aggregate

According to the Environment Agency Waste Data Interrogator (WDI) 2023, three sites produced recycled aggregate in 2023. In 2022 a longstanding aggregate producer reported sales of recycled aggregate from its site for the first time however it appears that this may have been a one off event. A further site was granted permission in 2018 and was expected to start operations in 2023, however the site is still not operational. Data published in the WDI suggests around 54,000 tonnes of recycled aggregate was produced in 2023. 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. Recent data indicates that the capacity of sites active in 2023 is around 75,000tpa with the site yet to start operations having capacity of 75,000tpa.Total permitted capacity has therefore been taken as around 150,000tpa.

## Marine-won sand and gravel

Medway’s wharves continue to demonstrate their regional importance, reporting 1.867 Mt of marine-won sand and gravel sales in 2023, a marginal decrease on sales reported in 2022.

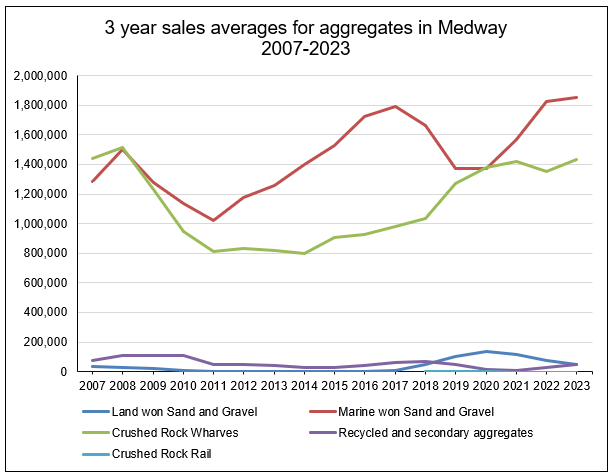
For the first time in several years, sales of marine-won soft sand were reported in 2023 however this was at a minimal level.

## Imported Crushed Rock

Imports of crushed rock to wharves increased to 1.509Mt, continuing at a level above the 3 and 10 year sales averages.

Total annual sales of aggregates from wharves in 2023 (3.376Mt) exceeded that achieved in any one of the last fifteen years.

The overall trends in aggregate production in Medway are shown in the figure below.



## 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 with a slight decline to 958 in 2022/23. 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 in the short to medium term. 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 expected to achieve modest growth in the next few years with the new Labour government setting out ambitious targets for housing and infrastructure which may see increasing growth in the demand for aggregates at least in the medium 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 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 2023)**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Quarry  Sales | 2023 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 | 57,259  Shape | 47,671  Shape | 0.048  Shape | 0.441  Shape | 9.25  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 | 57,259  Shape | 47,671  Shape | 0.048  Shape | 0.441  Shape | 9.25  Shape | n/a | >0.200 | See above |
| Crushed Rock |  |  |  |  |  |  |  |  | No known reserves |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Aggregate Infrastructure Sales | 2023 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 | 54,173 | 41,624  Shape | 47,451  Shape | n/a |  |  |  | 0.150  Shape | New operator producer reported sales of RA for the first time.  2021 & 2022 sales recalculated. Closed Kingsnorth Power has a stock of approx. 1.4mt m3 coal derived fly ash |
| Marine Sand & Gravel | 1.867  Shape | 1.663  Shape | 1.853  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 | 1.509  Shape | 1.215  Shape | 1.433  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) | n/a | 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) | n/a | 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 2023 continued to notch up (3.377Mt) exceeding the level in any one of the last fifteen years.

A revised assessment of permitted recycled aggregate production capacity indicates a slight increase to 150ktpa from a 2020 estimate of 135ktpa.

Extraction of sand and gravel from the only productive quarry at Kingsnorth has continued and while reserves remain limited operator survey returns suggest an increase which is likely due to a reassessment. The landbank is 9.25 years based on the 3 year sales average (the APR rate). 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 Regulation 18 consultation document 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.

# Introduction

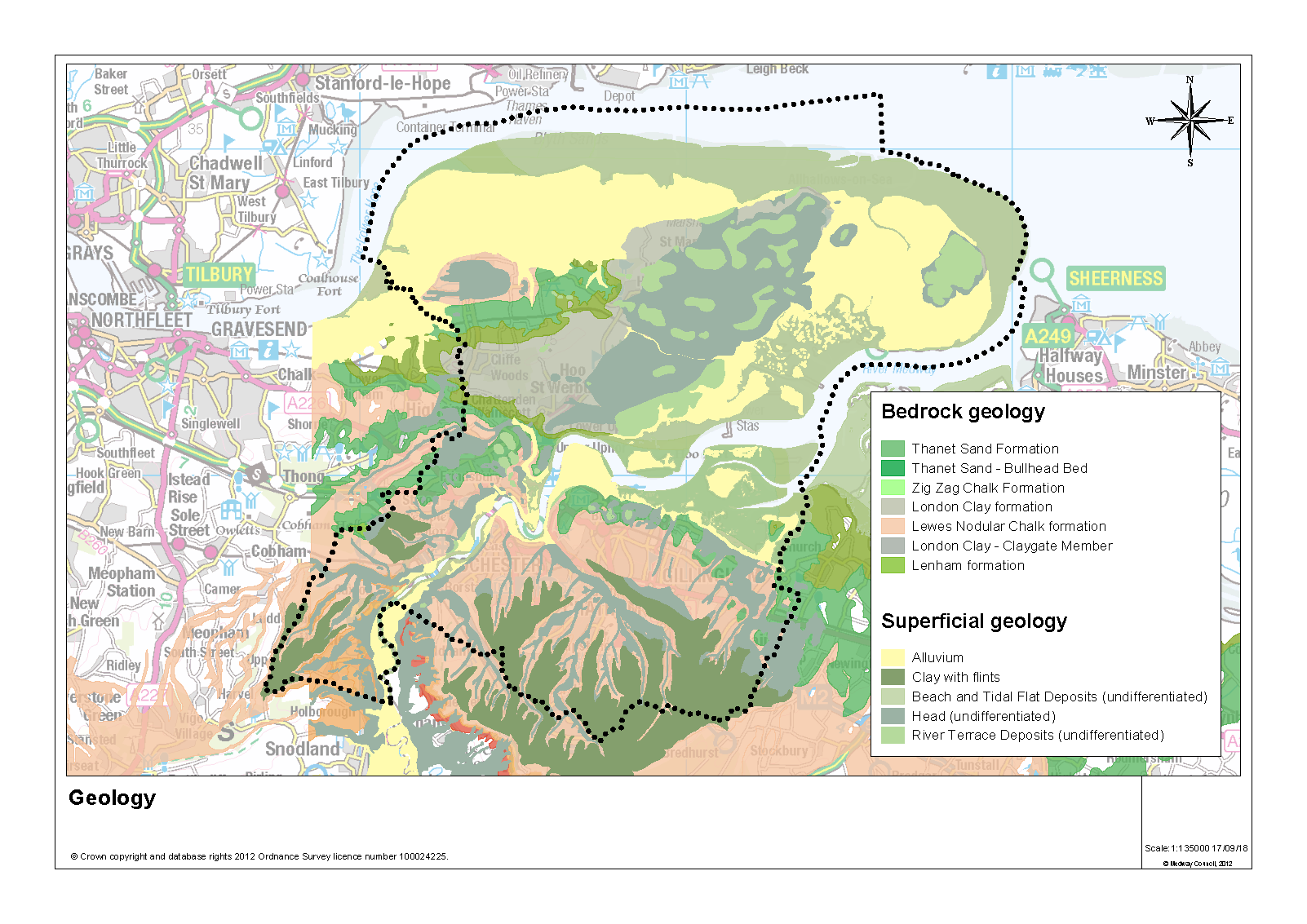
* 1. Aggregate minerals such as sand and gravel and crushed rock are used as construction materials, and therefore are intrinsic to the nation’s development, maintaining infrastructure and supporting economic growth. Local Aggregate Assessments (LAA) play an important role in the coordination of planning for the supply of minerals to meet the country’s needs. 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 (2023) (Paragraph 219) and the PPG.
  2. Paragraph 219 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 is submitted to the regional Aggregate Working Party which prepares an annual report for the National Aggregate Coordinating Group (NACG)[[3]](#footnote-3). The national group should consider whether the totals provided by the area Aggregate Working Parties make appropriate provision to maintain a steady and adequate supply of aggregate. This process seeks to ensure the coordination of minerals planning at a strategic level.
  3. This is the twelfth 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). In 2024, larger operators in Medway were surveyed by the British Geological Survey as part of its work in preparing the 2023 Aggregate Minerals Survey for Great Britain on behalf of government. 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 2023 were received from all the main aggregate producers in Medway. Data for recycled aggregate sites has been obtained using the Environment Agency 2023 Waste Data Interrogator.
  4. Due to the size of Medway, and the limited number of quarries, related data is restricted and cannot be disaggregated to identify sales in any one year due to agreements made with industry operators concerning commercial confidentiality. This is reflected in the data is presented in this report.

# 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)’.

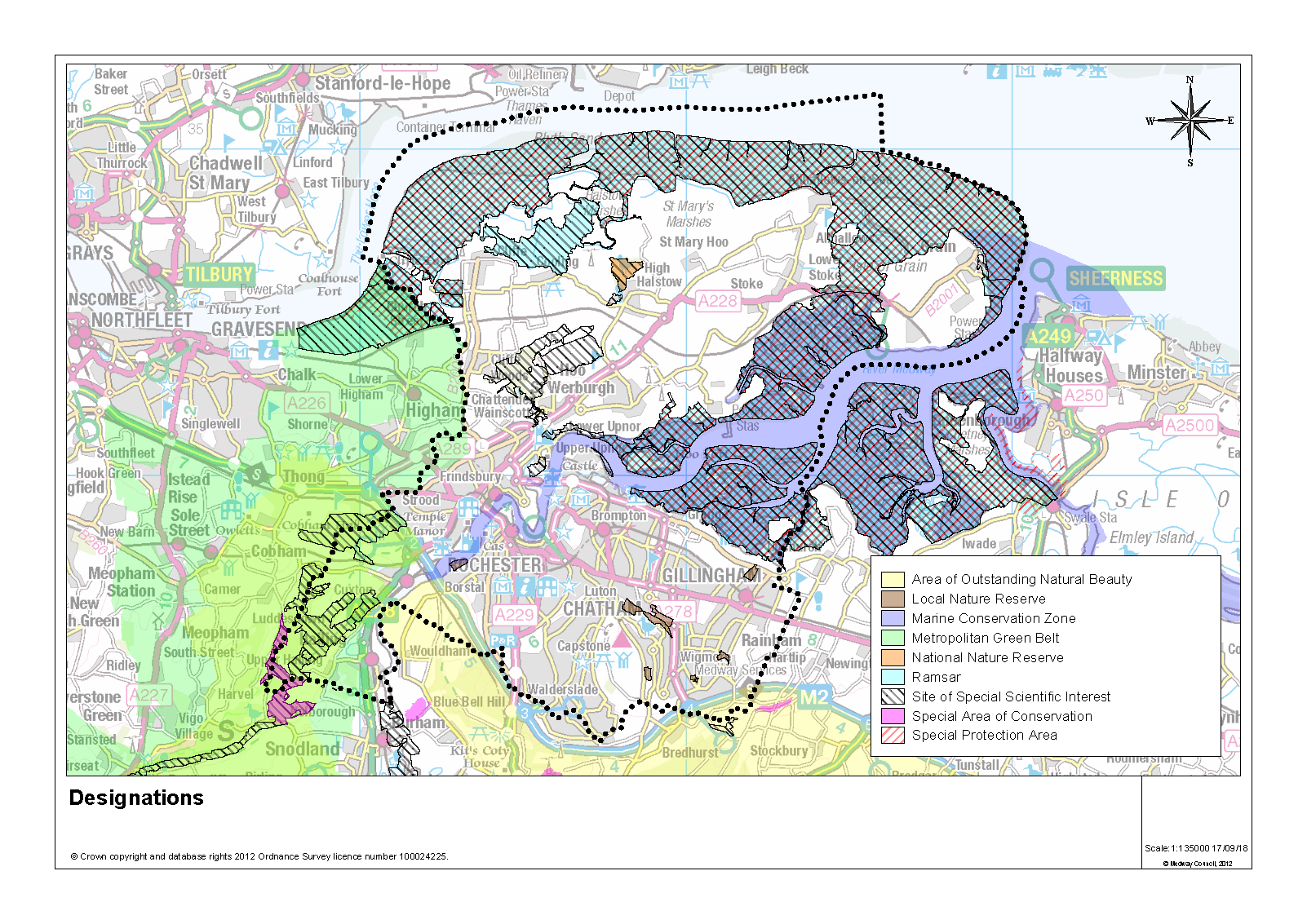
Figure 1: The Geology of Medway



## 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.

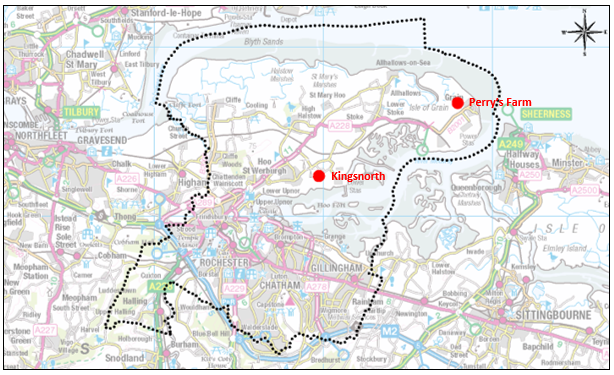
Figure 2: Environmental and Landscape Designations in Medway

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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[[4]](#footnote-4). 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 0.441Mt. 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 shown in Figure 3.
  3. Kingsnorth Quarry is now operated by Ingrebourne Valley Ltd 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. The current permission for extraction at Kingsnorth Quarry expires on 1 May 2027.
  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 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 the significant available resources in the area that could be exploited to help meet future demand. The emerging Local Plan seeks to safeguard the resource from sterilisation.

Figure 3: Quarries in Medway

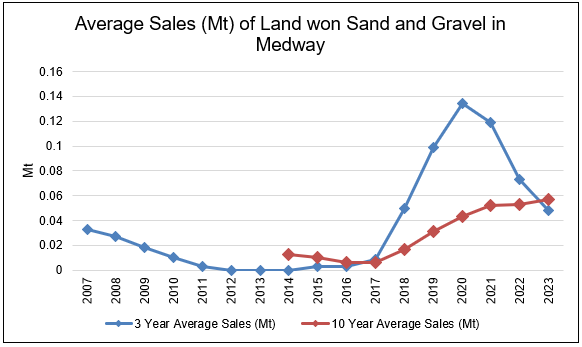


* 1. As noted above, due to the limited number of quarrying sites in Medway, it has not been possible to publish annual levels of sales of locally won sand and gravel. However, the council has been able to use data provided to the Aggregates Monitoring survey to produce a 3-year and 10-year average sales figure.
  2. The current 10-year average sales for aggregates from quarries in Medway is 0.057 million tonnes per annum (Mtpa) and the 3-year average sales is 0.048Mtpa. 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 |
| **2023** | 0.048 | 0.057 |

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 three years decrease in the 3 year average reflects a slowdown 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 0.441 Mt. The current landbank, calculated using the 3-year average sales, is now 9.25 years. The landbank has increased significantly since last year (5.1 years) due to a decrease in the 3 year sales average. Using the 10-year average sales the landbank increases to 7.7 years. As extraction activity only restarted in 2017, it is still 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](https://www.medway.gov.uk/futuremedway) is proposing several similar areas of search.

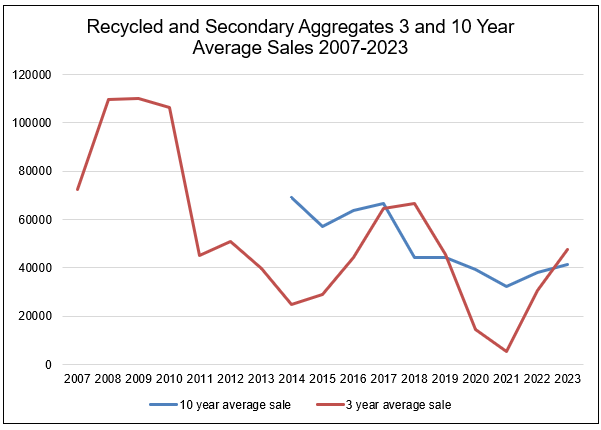
# Recycled and Secondary Aggregates

* 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 2023, recycled aggregate was reported as being produced from three active sites in Medway. One of these is a new site that commenced operations in 2023. Sales from an established aggregates operator that reported sales of recycled aggregate from its site for the first time in 2022 did not report sales in 2023 and so it appears this may be a one off. A fourth facility, that was granted planning permission in 2018, is still 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 2023 data was published in September 2024 and was used to estimate sales in 2023. Use of the WDI to estimate production of recycled aggregates is consistent with guidance updated by the National Waste Technical Advisory Board Chairs and Aggregate Working Party Chairs Aggregate Working Parties in January 2024.
  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. Recent data indicates that the capacity of sites active in 2023 is around 75,000tpa with the site yet to start operations having capacity of 75,000tpa.Total permitted capacity has therefore been taken as 150,000tpa.
  6. In 2023, the 3-year and 10 year average sales increased. Sales for 2022 were found to have been underestimated and so have been revised for this LAA. 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** | 0.031 | 0.038 |
| **2023** | 0.047 | 0.042 |

Figure 5: Average Sales (t) of Recycled and Secondary Aggregate in Medway



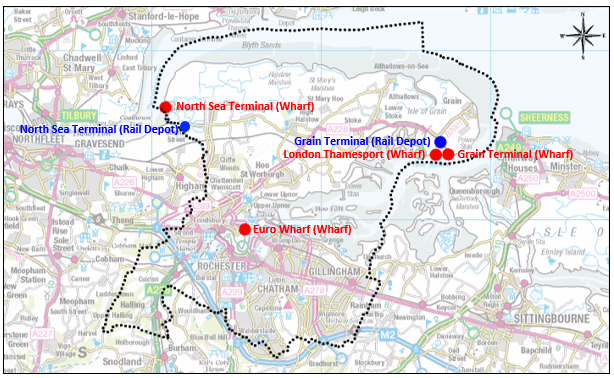
* 1. In addition to the above sales, significant amounts of recycled aggregate may arise from the operation of mobile plant, such as crushers and screeners, during demolition and construction activity within Medway.
  2. The emerging Local Plan includes policies which allow new sites to be developed 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[[5]](#footnote-5). While there are no plans to recover/use this material at present this may change in future.

# 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 Heidelberg Materials UK.
* London Thamesport, Isle of Grain: operated by Medway Aggregates.

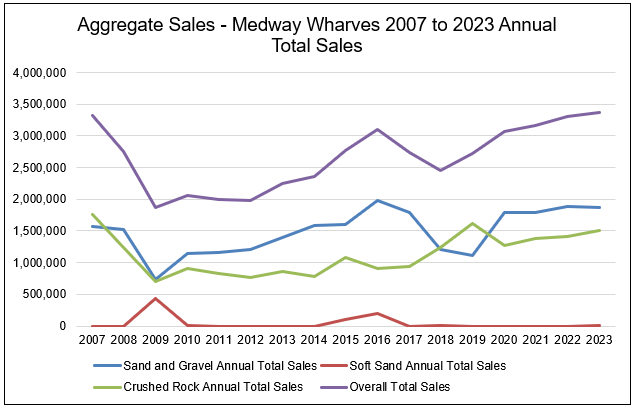
The location of the wharves and rail depots in Medway is provided in Figure 6.

Figure 6: Wharves and Rail depots in Medway



* 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 2023 was 3.377Mt which was a slight increase on 2022 and exceeded the level of sales achieved in any one of the last fifteen years. This was due to a slight increase in sales of crushed rock in 2023.

## Marine-won Sand and Gravel

* 1. The table below provides an indication of the role wharves in Medway play in the importation of marine won aggregate to wharves in the south east.

Table 3: Marine won aggregates sales and landings: 2022 (thousand tonnes)

Source: South East England Aggregates Working Party Annual Report 2022

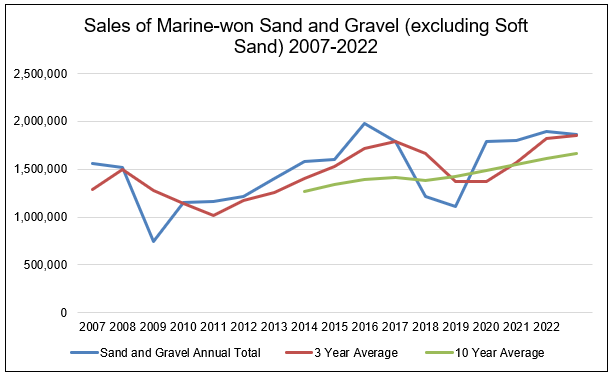
|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Mineral planning authorities**[[6]](#footnote-6) | **Sales**  **2022** | **Sales**  **10-year average** | **Sales**  **3-year average** | **Landings**[[7]](#footnote-7)  **2022** | **Landings**  **10-year average** | **Landings**  **3-year average** |
| **Medway and Kent** | 3,799 | 3,277 | 3,489 | 3,660 | 3,300 | 3,301 |
| **East and West Sussex** | 1,613 | 1,588 | 1,641 | 1,511 | 1,299 | 1,384 |
| **Hampshire and Isle of Wight** | 907 | 1,592 | 1,849 | 1,203 | 1,425 | 1,298 |
| **South East England** | 6,319 | 6,457 | 6,979 | 6,373 | 4,374 | 5,983 |

* 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 2024 the Crown Estate reported[[8]](#footnote-8) that, at the end of 2023, the Thames dredging region had around 22 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 2023, the level of sales was recorded at 1.867Mt[[9]](#footnote-9) which represents a marginal decrease on the previous year but remains above both the 3-year and 10-year average sales. The sales level achieved was the third highest recorded in the last 17 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 |
| **2023** | 1.867 | 1.853 | 1.663 |

Figure 8: Sales (Mt) of Marine-won Sand and Gravel (ex-soft sand) through Wharves in Medway



* 1. The 2019 national Aggregate Minerals Survey[[10]](#footnote-10) 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). Data from the 2023 national Aggregate Minerals Survey will used to update the position in next year’s LAA.

## 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. Minimal soft sand sales were reported in 2023. 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.

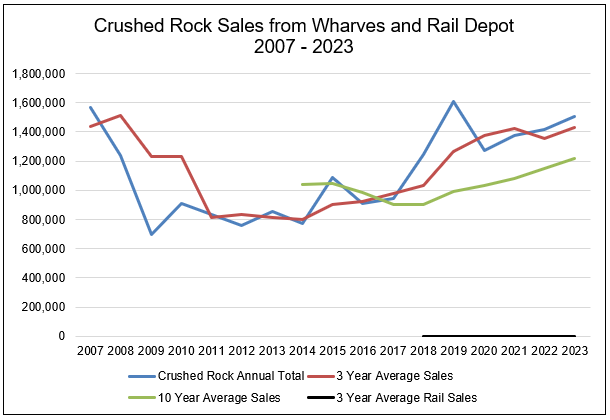
## Crushed Rock

* 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 (Glensanda Quarry) 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 2023, sales of crushed rock through Medway’s wharves were reported as 1.508 Mt; an increase on the sales recorded in 2022 and continuing the increasing trend. The 2023 sales are greater than the average 3-year sales and 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[[11]](#footnote-11) | 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 | 0.018 | 1,414 | 1.355 | 1.150 |
| **2023** | 0.000 | 0.008 | 1.508 | 1.432 | 1.215 |

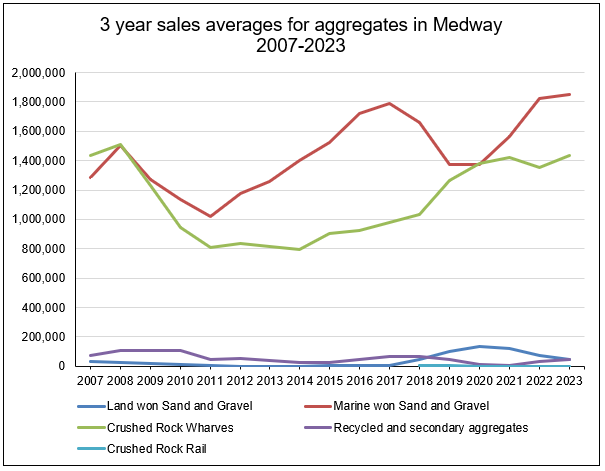
Figure 9: Sales (Mt) of crushed rock through wharves and the rail depot in Medway



# Overview of Aggregate Sales

* 1. In order to provide an overview of aggregate sales in Medway, average 3-year sales of aggregates 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 only temporary as the limited remaining reserves become exhausted, indeed a decline in the 3 year sales average has recently been observed.
  3. While sales of marine won sand and gravel declined in 2018 and 2019, data for 2023 shows that rebound in sales has been maintained. 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**

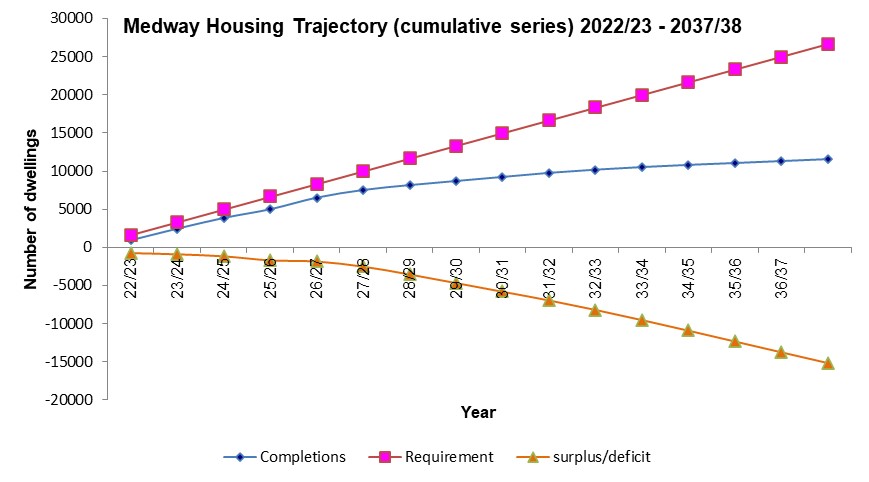
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# Future Aggregate Supply

**Future Housing and Development**

* 1. At March 2024, the government’s assessment of Local Housing Need for Medway was 1,658 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, 1,102 in 2021/22 and 958 in 2022/23. The latest Medway Housing Delivery Test Action Plan (June 2024) notes that the highest rates of housing delivery in Medway’s history was experienced during these four years.
  3. The Action Plan reports that various issues such as supply chain issues, skilled worker shortages and increased costs have dampened the housing market. This follows a period of significant price increases. There was a decrease in the net number of new dwellings in 2022/23 but not to lower levels seen before 2020. However, there are significant sites being developed in Medway and the market is perceived to be strong, and Medway seen as a highly desirable place to develop housing.
  4. Figure 11 shows projected housing completions of new homes in Medway to 2037/38.

Figure 11: Medway Housing Trajectory 2022/23 to 2037/38[[12]](#footnote-12)



* 1. The Regulation 18 consultation document (published in July 2024) noted that there are huge pressures on housing in Medway and the supply of new housing is central to the new Local Plan. The population trend identified in the Regulation 18 consultation document is set out in the table below.

Table 5b: Population Trend 2024 to 2041

|  |  |  |  |
| --- | --- | --- | --- |
| 2024 | 2041 | Change | % Change |
| 282,049 | 291,445 | + 9,396 | + 3.3 |

*Source: Office for National Statistics (2020). Subnational population projections: 2018-based.*

* 1. More broadly the new Labour Government has made an objective to increase housebuilding (specifically to 300,000 homes per year) one of its key aims and is proposing updates to the National Planning Policy Framework and legislation to help achieve this. Consultation on a revised National Planning Policy Framework in July indicated that the target for housing in Medway could decrease slightly to 1,644 based on a new proposed method of calculating need.

* 1. In addition to housing, the latest employment land needs assessment indicated a need for around 320,000 sqm of office / industrial and warehousing floorspace up to 2040. This equated to approximately 69ha of employment land. The Council is in the process of preparing an update to its employment land needs assessment to inform the new Plan.
  2. The Council is collating evidence as part of the preparation of the Local Plan, which includes identifying the infrastructure and services needs linked to growth. Regionally, a number of planned infrastructure projects are likely to put increased pressure on the supply of aggregates through Medway, including:
* **Lower Thames Crossing:** A 13-mile new road and bored tunnel crossing under the River Thames between the east of Gravesend and Tilbury. The Government decision on granting consent for the Lower Thames Crossing has been delayed until May 2025.
* **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) although the Phase 2 line to Manchester has been shelved.
* **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 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.

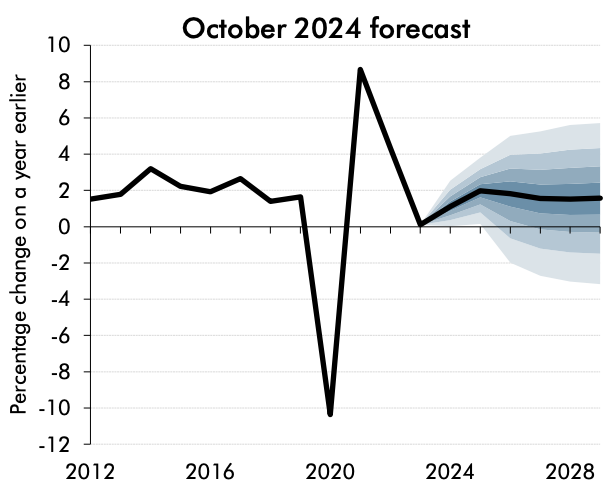
**Economy**

* 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) October 2024 forecasts for UK GDP until 2028[[13]](#footnote-13) are included in Table 5a and illustrated in Figure 11a below.

Table 5a OBR forecasts for GDP 2024-2028

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** |
| **GDP % growth forecast** | 1.1 | 2.0 | 1.8 | 1.5 | c.5 | 1.6 |
| *GDP % growth forecast (March 2023)* | *1.8* | *2.5* | *2.1* | *1.9* | n/a | n/a |

**Figure 11a Real GDP growth forecast[[14]](#footnote-14)**



* 1. These forecasts were published in October 2024 and take account of the new Labour government’s spending plans as set out in its October budget.
  2. The Mineral Products association published its latest ‘[Regional overview of construction and mineral products markets in Great Britain’](https://www.mineralproducts.org/News/2024/release24.aspx#:~:text=The%20new%20document%20%E2%80%93%20Regional%20overview,anticipates%20market%20recovery%20from%202025.) in October 2024 which considers the state of the aggregates market and considers potential future growth. It includes the following summary:

*‘The expected recovery in construction activity will give a boost to demand for construction materials such as aggregates, ready-mixed concrete, asphalt and mortar. The MPA forecast indicates a gradual recovery in mineral product sales from 2025, assuming housing bounces back and other construction sectors pick up. The upturn will be from a low base, following three years of decline’.*

* 1. The above information about the need for housing, infrastructure and the current and future performance of the economy suggests that demand for aggregate is likely to be maintained and may well increase in the short to medium term.

## Landbank

* 1. As reported in Section 2, the current landbank for land-won sand and gravel is 9.25 years, based on the 3-year sales average; this decreases to 7.7 years when applying the 10-year sales average. The landbank shows an increase on 2022 but this is due to a decrease in the 3 year sales average (used as the ‘Aggregate Provision Rate’ (APR)) reflecting lower rates of extraction observed at Kingsnorth Quarry in recent years as well as a reassessment of reserves.
  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)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  |  | **2019** | **2020** | **2021** | **2022** | **2023** |
| **Land-won sand and gravel** | **Average 3-year sales of land-won sand and gravel (Mt)** | 0.1 | 0.134 | 0.119 | 0.072 | 0.048 |
| **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 (%)** | <50 | <67 | <60 | <36 | <24 |
| **Recycled and secondary aggregates** | **Average 3-year sales of recycled and secondary aggregate (Mt)** | 0.046 | 0.017 | 0.01 | 0.03 | 0.05 |
| **Recycled and secondary aggregates** | **Total annual capacity (Mt)** | >0.135 | >0.135 | >0.135 | >0.135 | >0.150 |
| **Recycled and secondary aggregates** | **Percentage of sales against capacity (%)** | <35 | <12 | <8 | <22 | <34 |
| **Wharves** | **Sales through wharves (Mt)** | 2.727 | 3.062 | 3.172 | 3.308 | 3.377 |
| **Wharves** | **Total annual capacity (Mt)** | 4.3 | 4.3 | 4.3 | 4.3 | 4.3 |
| **Wharves** | **Percentage of sales against capacity (%)** | 66 | 74 | 74 | 77 | 78 |
| **Rail Depot** | **Average 3-year sales through rail depot (Mt)** | 0.003 | 0.002 | 0.001 | 0 | 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 150,000tpa. Active operational 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 is used exclusively for the export of aggregate landed at the associated wharf.

# 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. The importance of the wharves is exemplified by the fact that crushed rock imported from Scotland to the Grain terminal wharf is being used in the construction of HS2. The current surplus handling capacity allows for flexibility and provides assurance in there is headroom allowing for a response to increased market demand.
  2. A new ‘Medway Local Plan 2041’ is currently being prepared and is scheduled to be adopted in Autumn 2026[[16]](#footnote-16). A draft (‘Regulation 18’) Local Plan was consulted on during 2024. This, and previous LAAs are being used to inform the approach taken to the provision of aggregates in the Local Plan.
  3. Although land won reserves of sand and gravel continue to deplete, 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. The figure previously quoted (1,212,841 sq.m) has changed due to a post Cabinet approval in March 2025 to correct a factual error relating to the permission at Kingsnorth Power Station. This has also been corrected in the relevant tables in this report relating to B1/B2/B8 and SG uses. [↑](#footnote-ref-1)
2. The under construction figure previously quoted (357,921 sq.m) has changed due to a post Cabinet approval in March 2025 to correct a factual error. [↑](#footnote-ref-2)
3. The National Aggregate Coordinating Group (NACG) is responsible for coordinating the supply and demand of aggregates (such as sand, gravel, and crushed stone) across the UK. The NACG consists of representatives from various sectors, including: Mineral Planning Authorities (MPAs); National Government Agencies; Industry Representatives and other stakeholders and experts with expertise in aggregates, planning, and environmental impact. [↑](#footnote-ref-3)
4. 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-4)
5. http://www.ukqaa.org.uk/wp-content/uploads/UKQAA\_SECONDARY\_MATERIAL.pdf [↑](#footnote-ref-5)
6. MPAs grouped to maintain confidentiality of an individual company’s data. [↑](#footnote-ref-6)
7. Landings data published by Crown Estate [↑](#footnote-ref-7)
8. [Marine Aggregates Summary of Statistics 2023, Crown Estate, 2024](https://www.datocms-assets.com/136653/1720789971-summary-statistics-2024.pdf) [↑](#footnote-ref-8)
9. Crown Estate data for landings of marine won aggregate indicates that 1,812,553 tonnes was landed in 2023. N.B. landings and sales are not the same. [↑](#footnote-ref-9)
10. https://www.gov.uk/government/publications/aggregate-minerals-survey-for-england-and-wales-2019 [↑](#footnote-ref-10)
11. Value taken from BGS AMS 2019 [↑](#footnote-ref-11)
12. Source: Medway Annual Monitoring Report 2023 [↑](#footnote-ref-12)
13. Economic and fiscal outlook – October 2024 (OBR) <https://obr.uk/economic-and-fiscal-outlooks/> [↑](#footnote-ref-13)
14. Economic and fiscal outlook – October 2024 (OBR) <https://obr.uk/economic-and-fiscal-outlooks/> [↑](#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)
16. [Medway Local Development Scheme 2024 to 2026](https://www.medway.gov.uk/downloads/file/8601/local_development_scheme_2024_to_2026) [↑](#footnote-ref-16)