

Medway Strategic Land Availability Assessment (SLAA)

First Review, May 2011



**Medway Local
Development Framework**



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Draft First Review of the Strategic Land Availability Assessment, May 2011

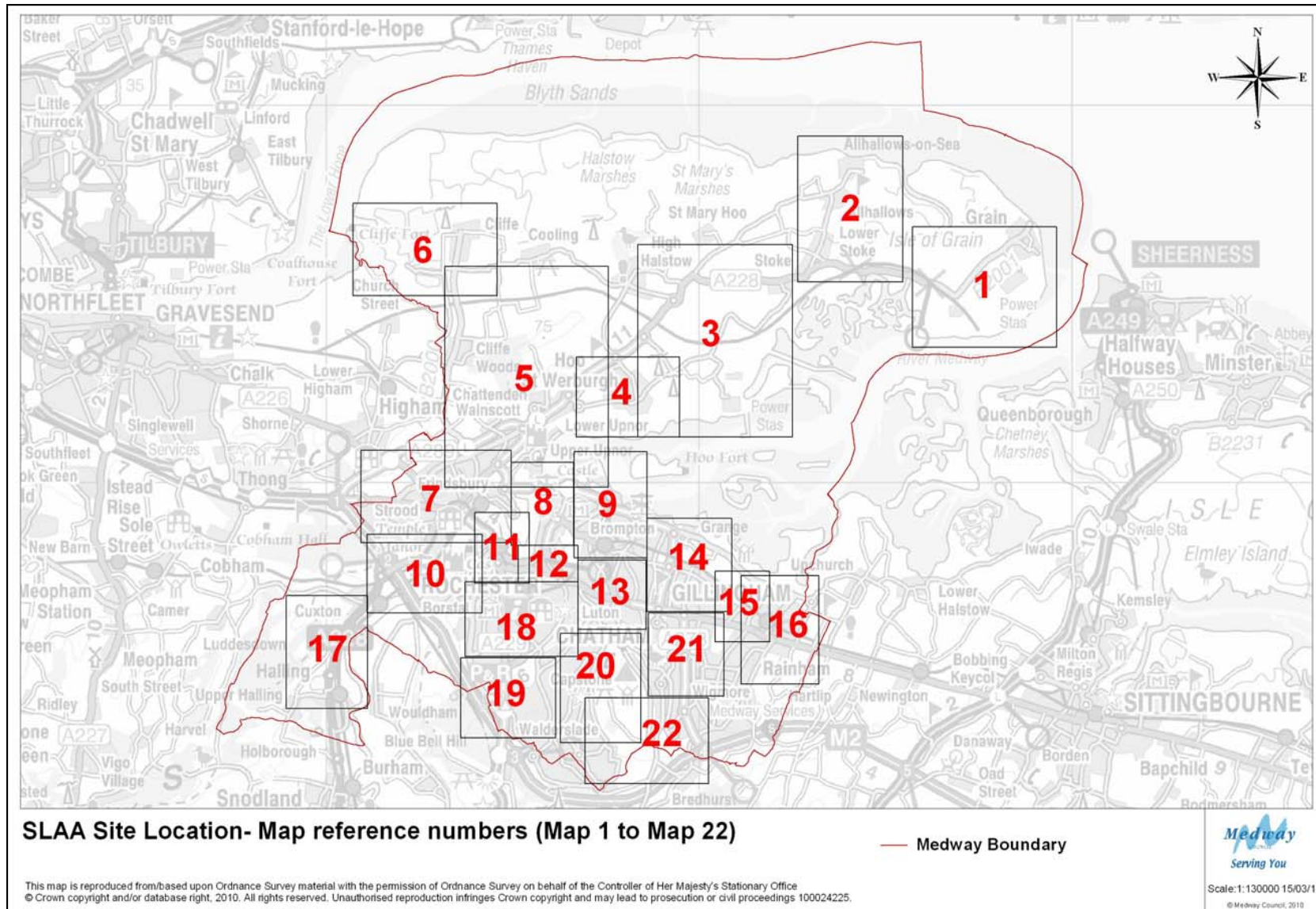
- 01 In November 2010, Medway Council published the first Medway Strategic Land Availability Assessment (SLAA). This assessed the suitability, availability and deliverability of sites to meet Medway's requirement for residential, employment, retail and other uses for at least 15 years.
- 02 The findings represented a snapshot of the position at the end of March, 2009. Each year, the Council carries out a survey of planning permissions granted and buildings completed during the twelve months from April 1 to March 31 in order to update its monitoring of land supply. The Council has drawn upon this survey to update the SLAA to 31 March, 2010.
- 03 Because there is still an ample supply of sites to meet Medway's development requirements, this first review has not attempted to identify new sites other than those which have come forward through the development management system. As in the first SLAA, the grant of new planning permissions during 2009-2010, established the suitability of the sites for development and no subsequent site surveys were necessary. A more comprehensive review including a "call for sites", will be undertaken after five years from the publication of the first SLAA, or earlier if monitoring demonstrates that the supply of sites is no longer sufficient to meet requirements.
- 04 The review does not repeat the explanation of the original methodology, but concentrates on updating the relevant site location maps, tables and housing trajectory. The owners/developers of suitable sites have not been consulted on site viability and programming this time, but this will be undertaken when the assessment is reviewed prior to the examination in public of the core strategy in 2012. The review and the original SLAA should be read together to obtain a complete picture of the SLAA preparation process.
- 05 Sites which were in the original SLAA and which have been fully completed during the year 2009-2010 have been removed both from the tables and from the maps, but completions have been taken into account in the housing trajectory. These sites are listed in appendix 1 for background information. Sites under construction but not completed, are retained. Where appropriate, sites under construction have had their capacity figures amended to show the number of units or floorspace remaining uncompleted.

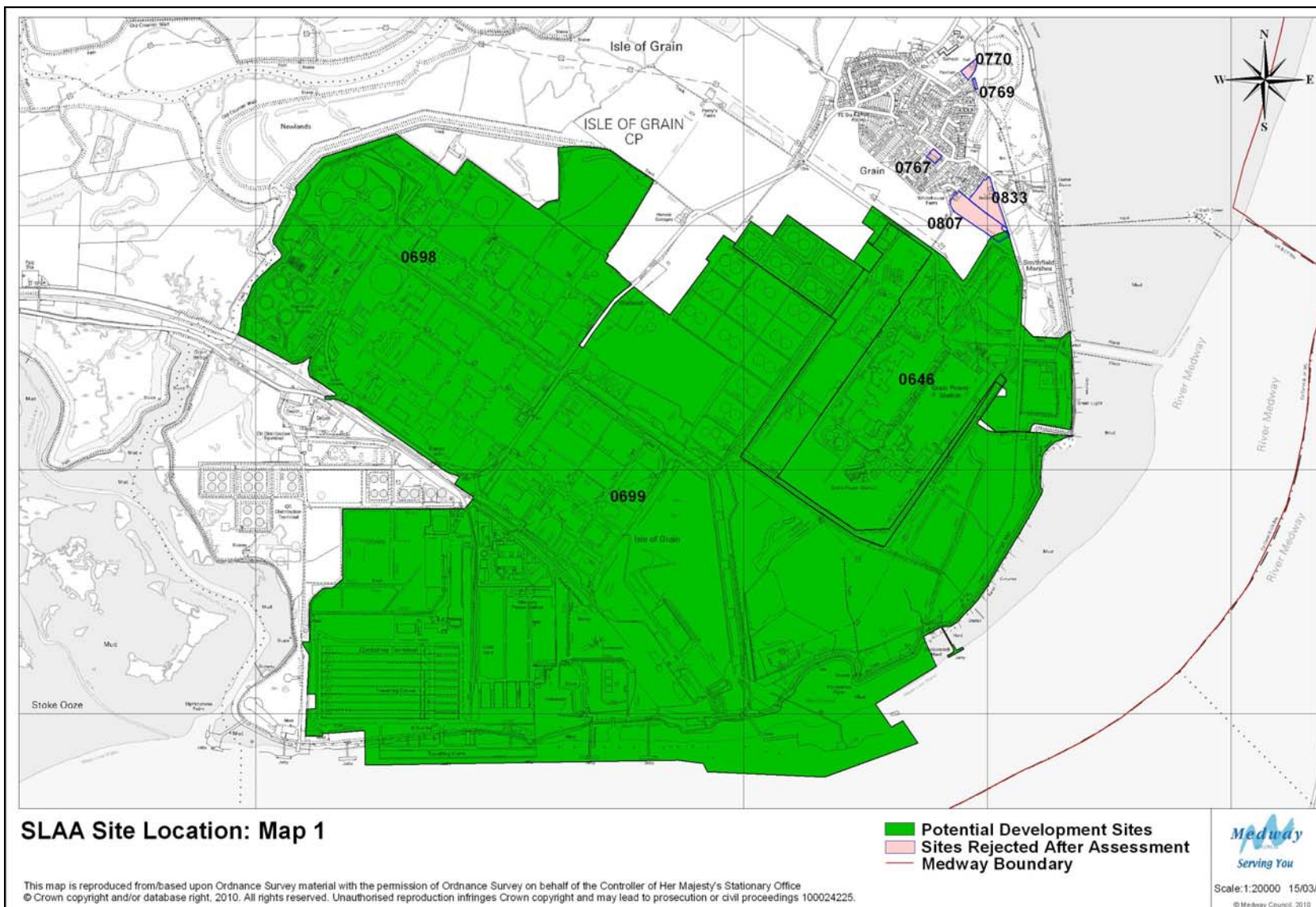
- 06 Given that the timetable for the adoption of the Medway Core Strategy is now October, 2012, the five year supply figures have been rolled forward to 2012-17, 2017-2022, and 2022-2027.
- 07 The original housing trajectory estimated that 999 dwellings would be completed during the year 2009/10. The revised trajectory shows the actual completions for that year as 972 units, a difference of only 27 dwellings. A substantial drop in completions to 549 dwellings is forecast for 2010/11, followed by two further years of low completions before a revival in 2013/14.
- 08 The trajectory shows a cumulative deficit for each year from 2006 to 2013/14 and a cumulative surplus thereafter. Medway's annual requirement is 815 units and the 5 year requirement is therefore 4075. The SLAA has identified a potential supply of 5749 dwellings for 2012 to 2017, 6597 for 2017 to 2022 and 3019 for 2022 to 2027. The deficit of 1056 dwellings at the end of the third period will be offset by a cumulative surplus over the whole period of 2670 dwellings.
- 09 The most significant change in the first review has been in relation to site 820, the Interface Land within the Historic Dockyard at Chatham Maritime. This was originally assessed as having potential for either residential, university or a mix of residential and employment. Given the priority given by the Council to the development of the university sector, this use was adopted as the preferred option and the site consequently made no contribution to the housing supply.
- 10 In October, 2010, the Council adopted a supplementary planning document for the Interface Land at Chatham. This identified a mixed residential and commercial use for the site with a capacity of 52,500 sq.m. for residential development and 44,500 sq.m. for commercial use. The Council wishes to leave open the possibility of establishing a university on the site and consequently, the preferred option now is a mixed residential and university development. If the University for the Creative Arts and the owners of the site withdraw the university proposal, a mixed residential and commercial development could take place. The SLAA has applied a standard of 100 sq.m. per dwelling to arrive at an estimate of 525 units and 44,500 sq.m. for the university.
- 11 A total of 887,785 sq.m. of employment floorspace has been identified in table 2, for completion for the 17 years between 2010 and 2027 with a further 31,445 sq.m. coming forward after 2027. This represents a small increase on the figure in the first SLAA, for the seventeen years from 2009 to 2026. Of this total, 665,765 sq.m. is accounted for by the two sites at Kingsnorth and the Isle of Grain, leaving 222,020 sq.m. distributed around the rest of the Borough.

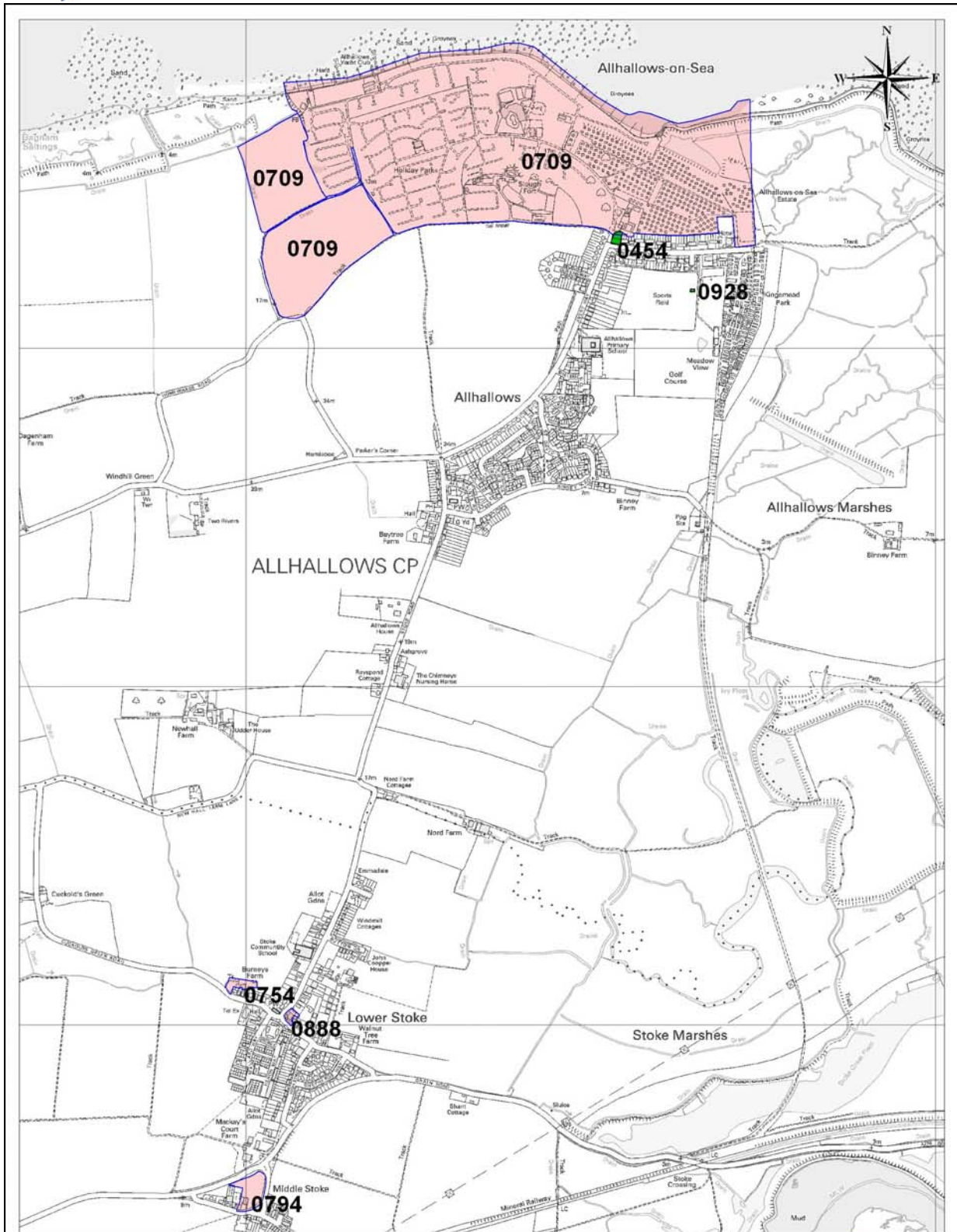
- 12 The Employment Land Review Consolidation Study, 2010, (Table 4.10), identified a floorspace requirement for B1, B2 and B8 uses up to 2026, of 384,963 sq.m. This has not been rolled forward to 2028, but the substantial surplus of 502,822 sq.m. will more than provide for any additional requirement from 2026 to 2028.
- 13 A total of 129,768 sq.m. of retail floorspace has been identified in table 3, for completion between 2010 and 2027, with a further 16,300 sq.m. coming forward after 2027. The first SLAA identified a requirement of 106,649 sq.m. of retail floorspace up to 2026, based upon a population projection of 279,633 by 2026. As the current population projection for 2028 is 280,000, this floorspace requirement still holds good. The first review has therefore identified a surplus of 23,119 sq.m. up to 2027.
- 14 New sites with planning permission added to the SLAA in this review are listed in appendix 2. This shows that previously developed land is still coming forward for development, with 16 sites out of 19 being previously developed. The proportion of previously developed sites for each land use category is shown in appendix 3 and is very similar to the original SLAA with approximately 88% for residential, 77% for employment, 76% for retail and 89% for other uses. Appendix 3 also shows Greenfield sites and mixed Greenfield/PDL sites.
- 15 Tables 1 to 4 show that out of a total of 177 residential sites, 134 are solely residential and 43 are mixed use; of 60 employment sites, 32 are solely employment and 28 are mixed use; of 46 retail sites, 10 are solely retail and 36 are mixed use and of 47 other sites, 31 are single use and 16 are mixed use.
- 16 The tables have been numbered in the same order as in the original SLAA so that, for example, table 1 applies to residential sites in both documents. Table 6 Sites Rejected After Assessment, has been omitted from this document because no changes have been made to it.



Site Location Maps







SLAA Site Location: Map 2

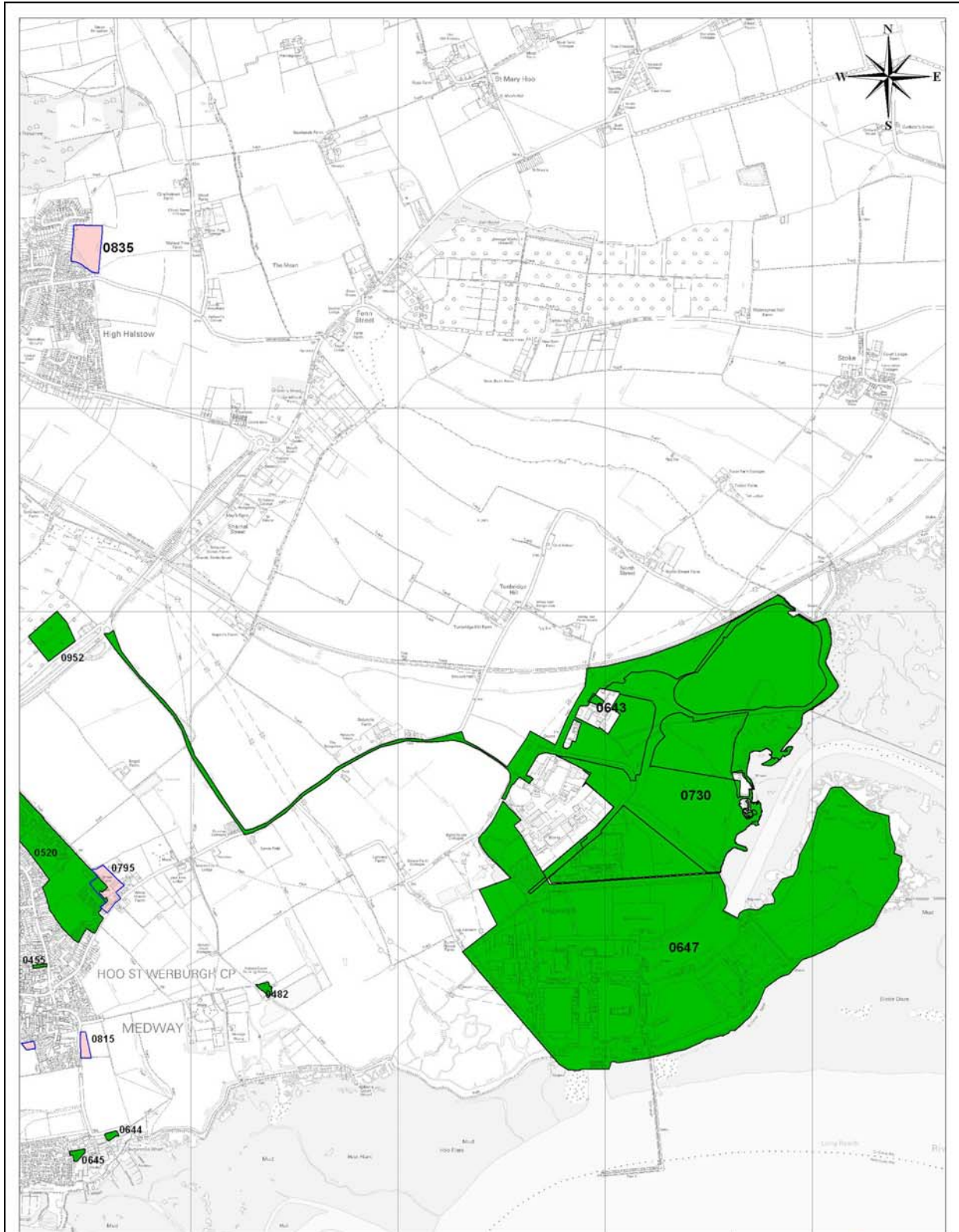
- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

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SLAA Site Location: Map 3

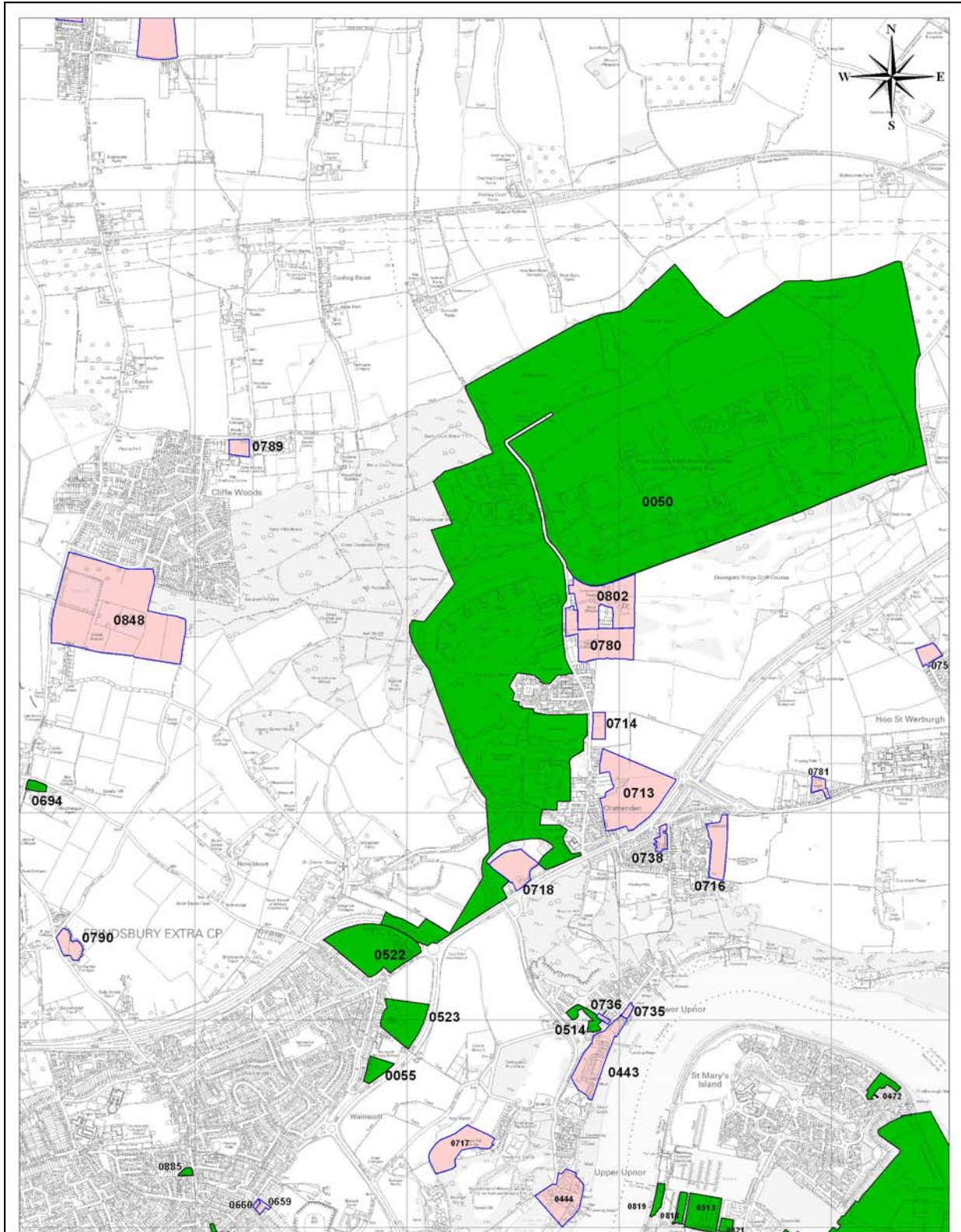
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SLAA Site Location: Map 5

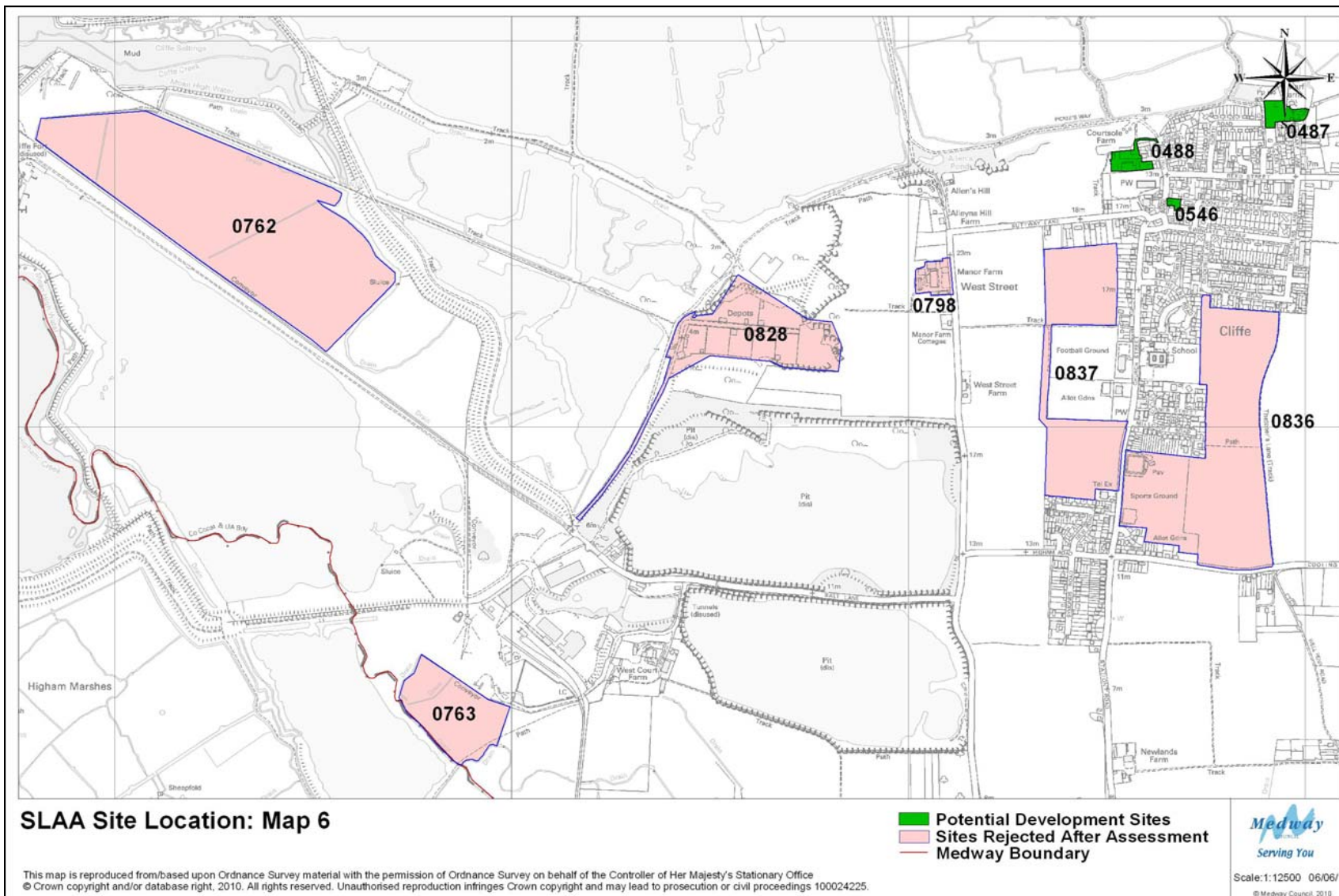
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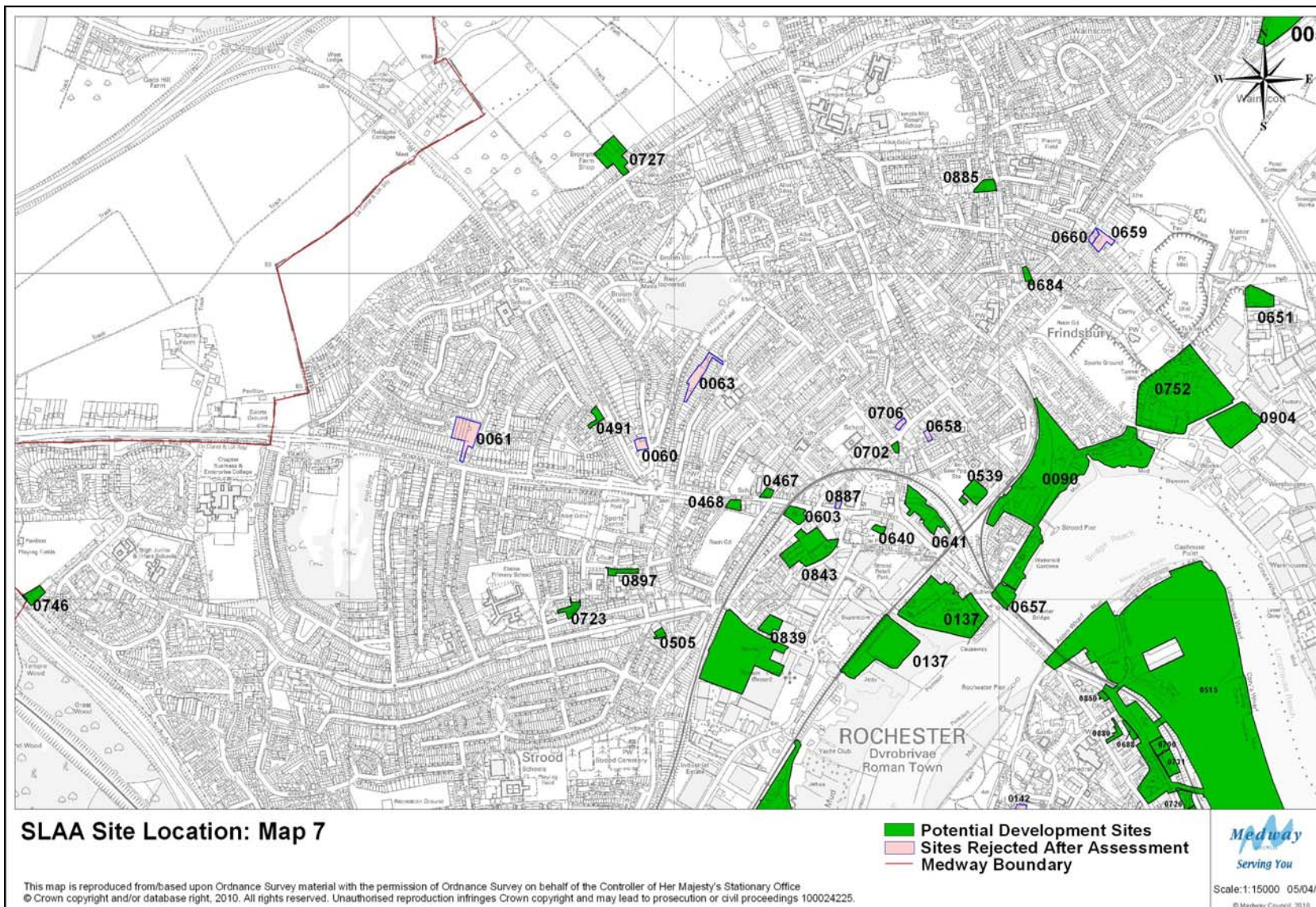


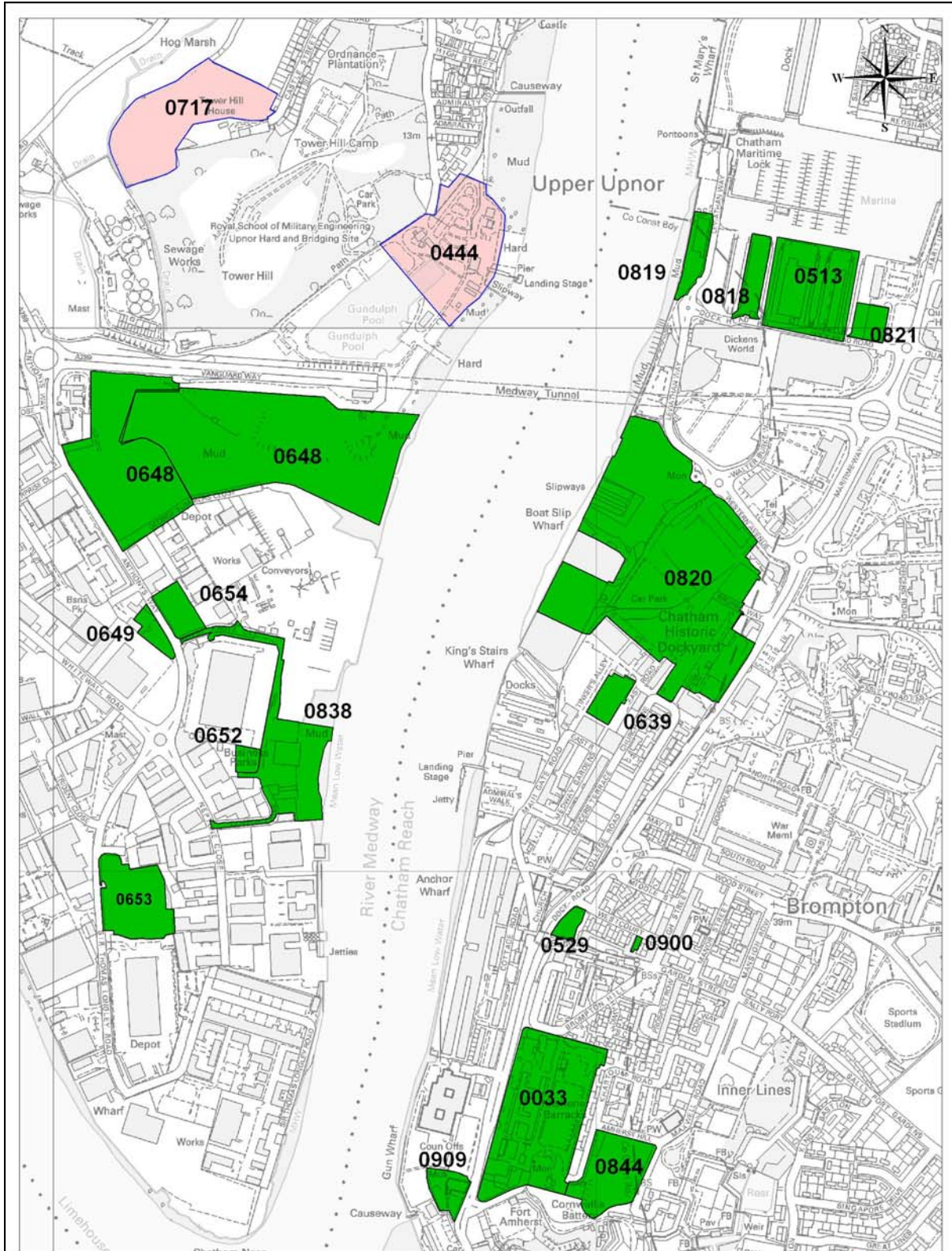
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SLAA Site Location: Map 8

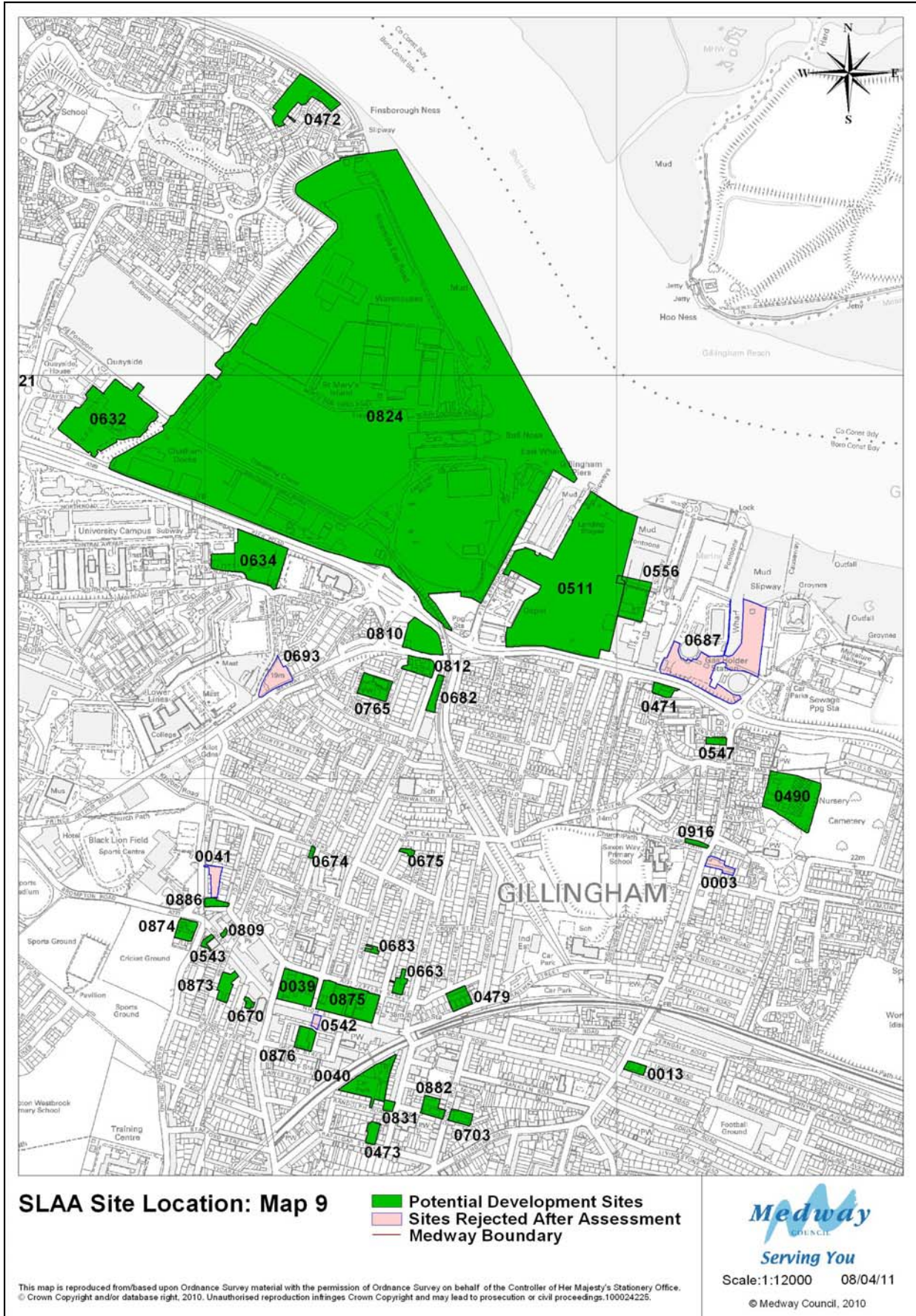
- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

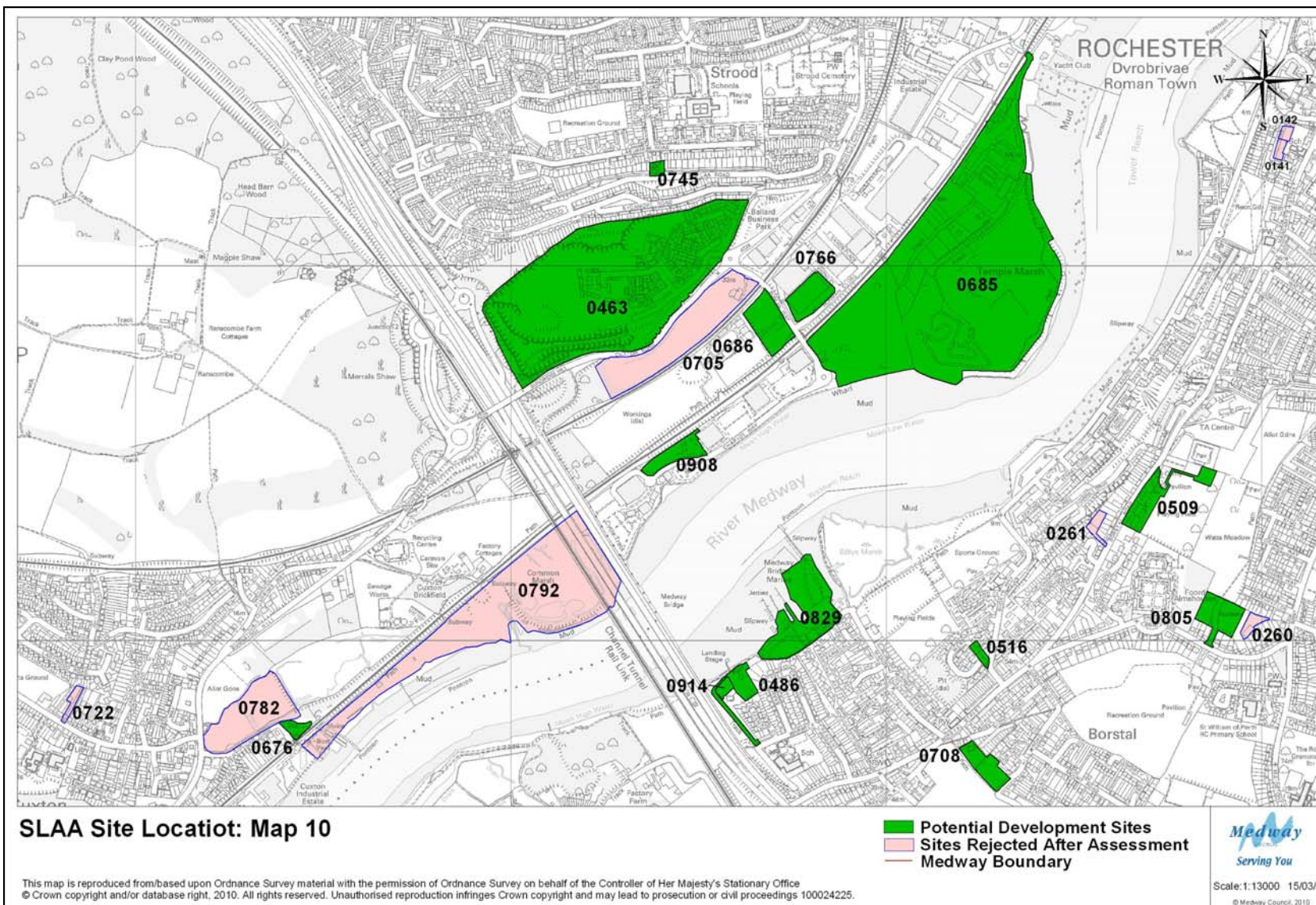
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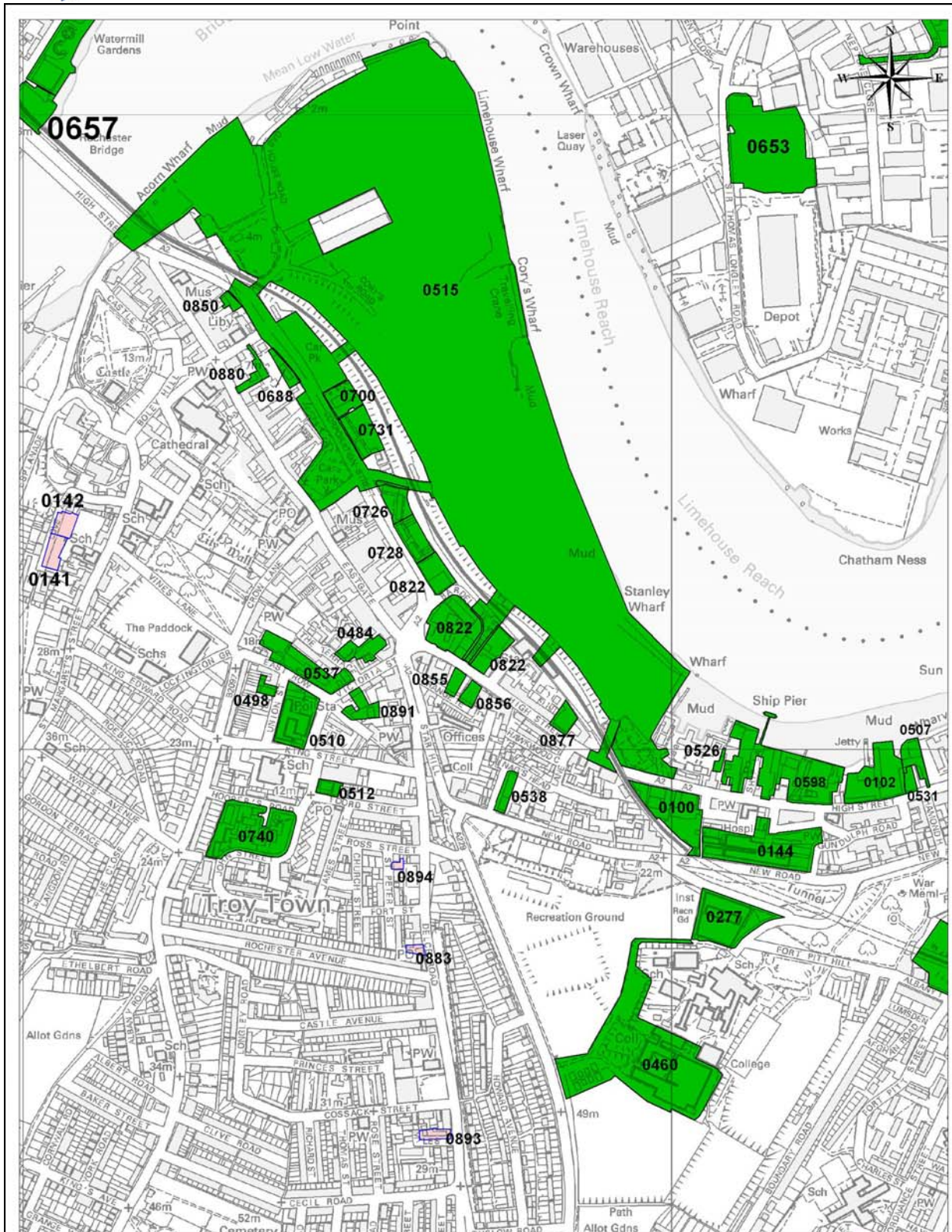
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SLAA Site Location: Map 11

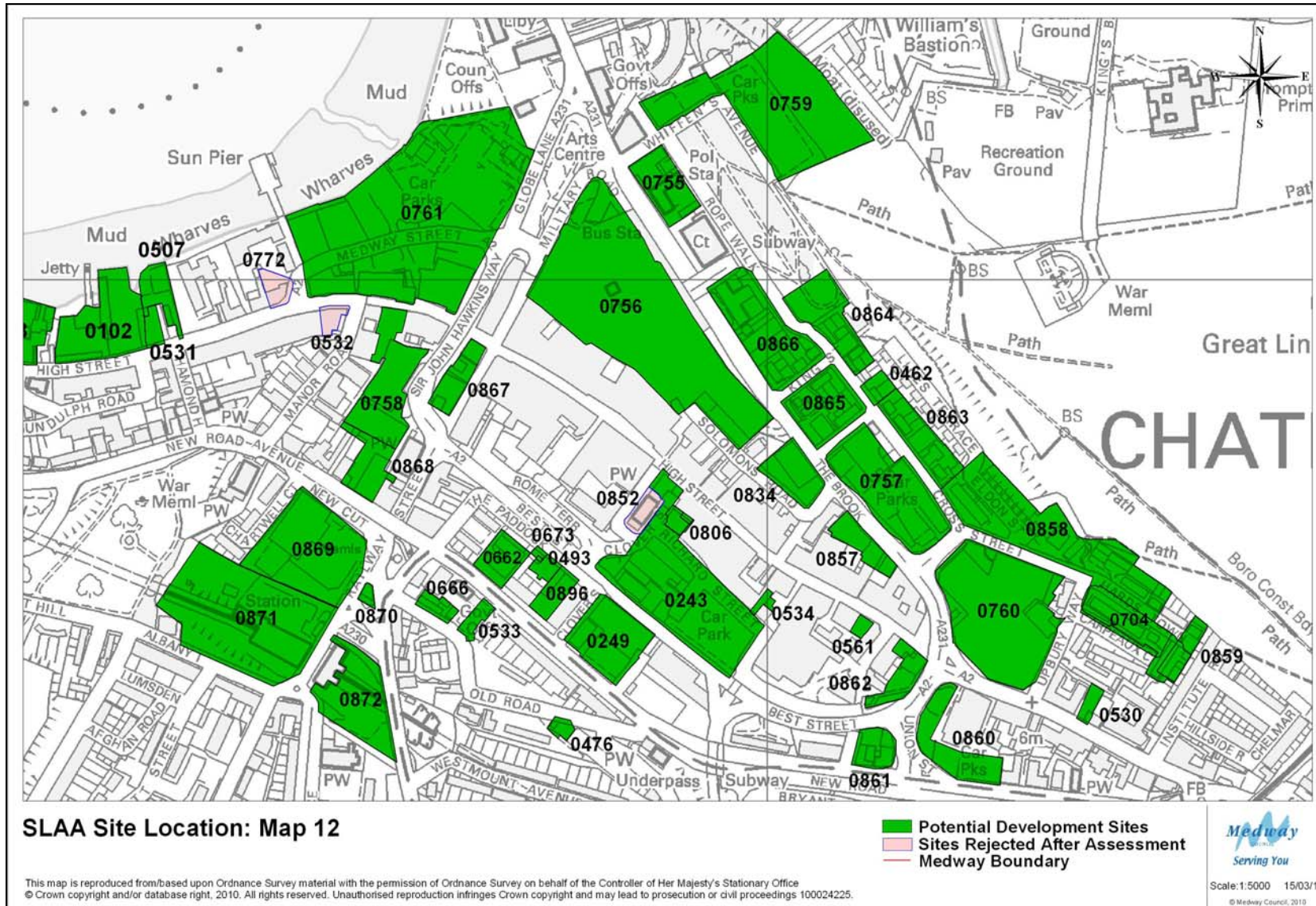
- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

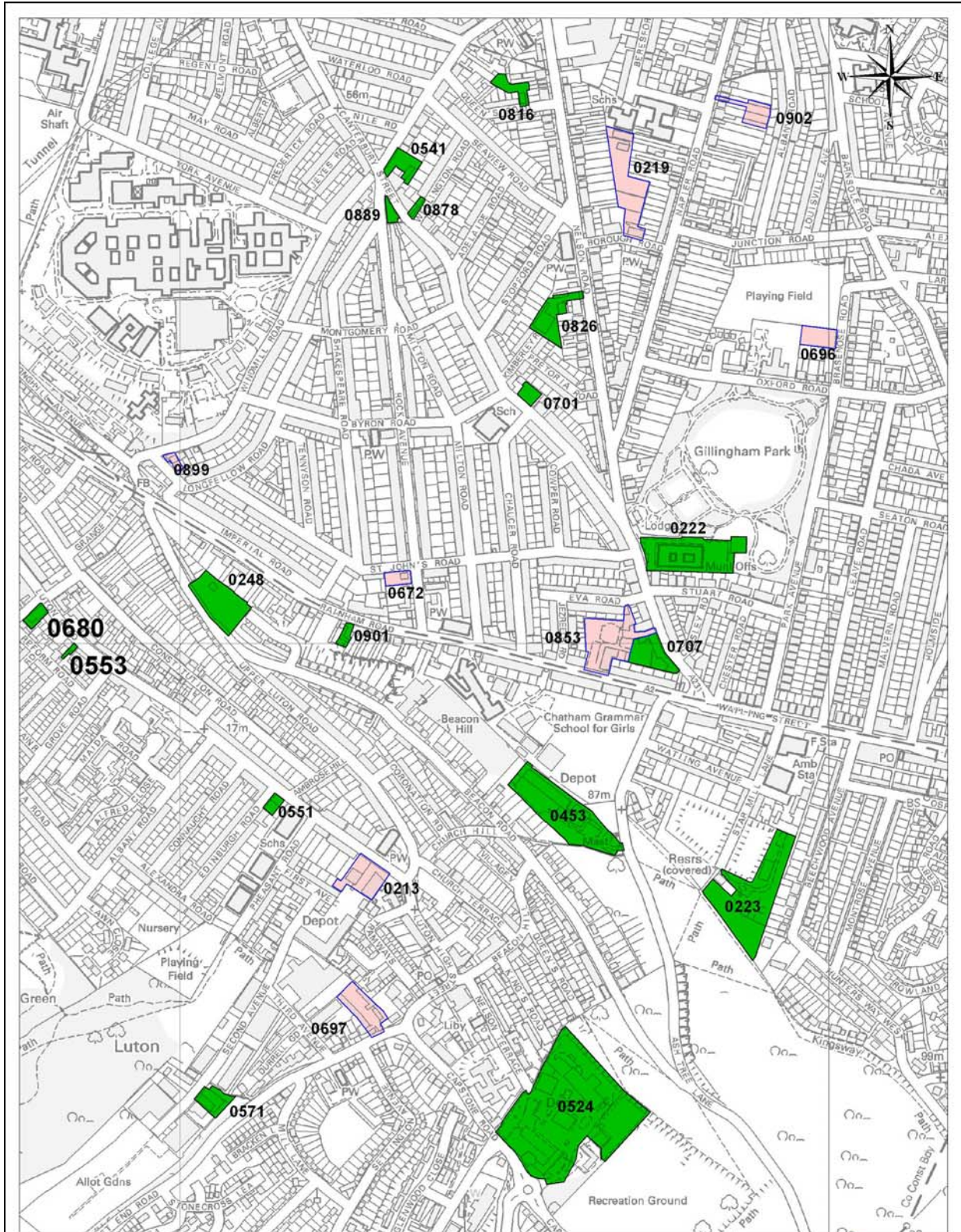
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SLAA Site Location: Map 13

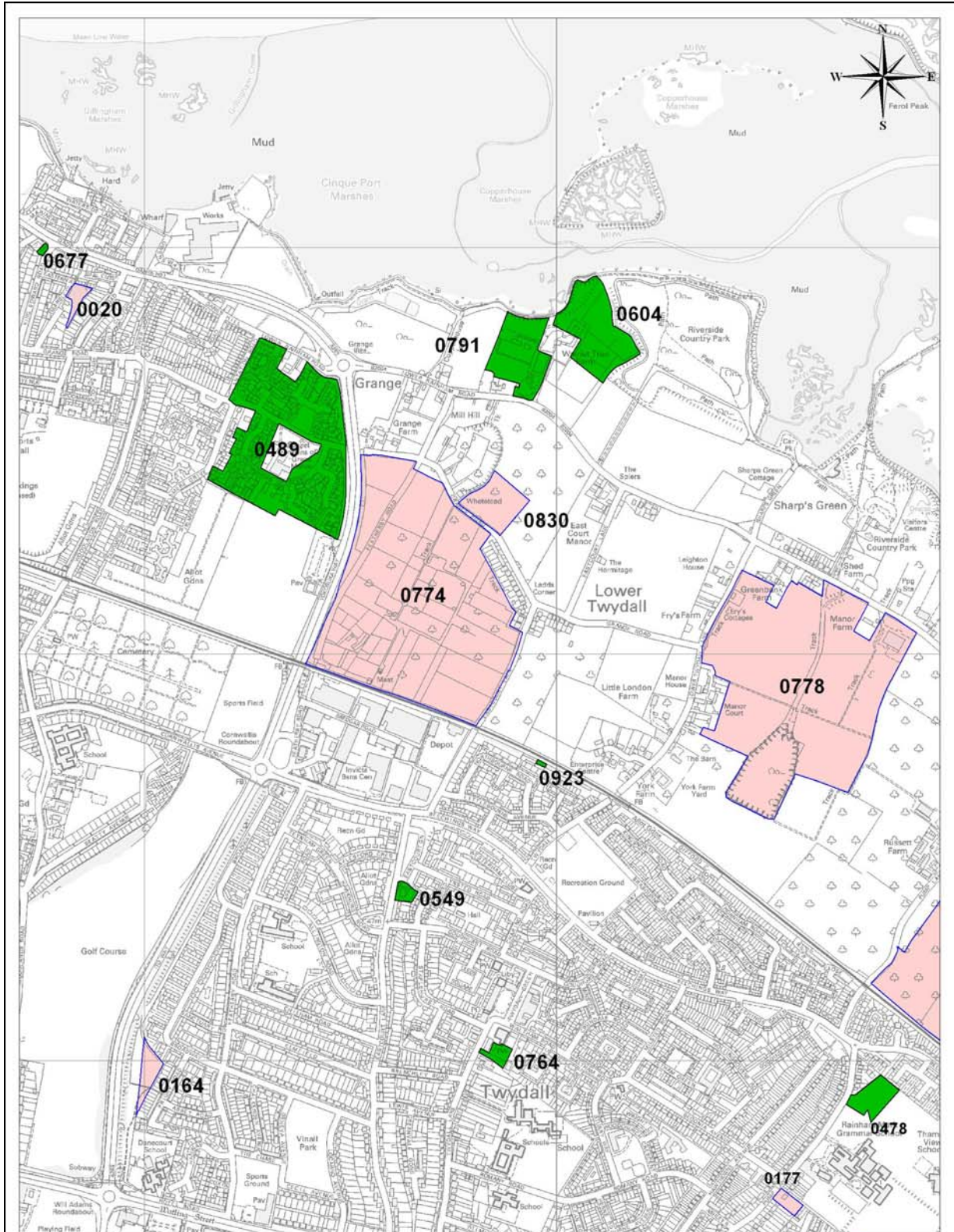
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SLAA Site Location: Map 14

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- Sites Rejected After Assessment
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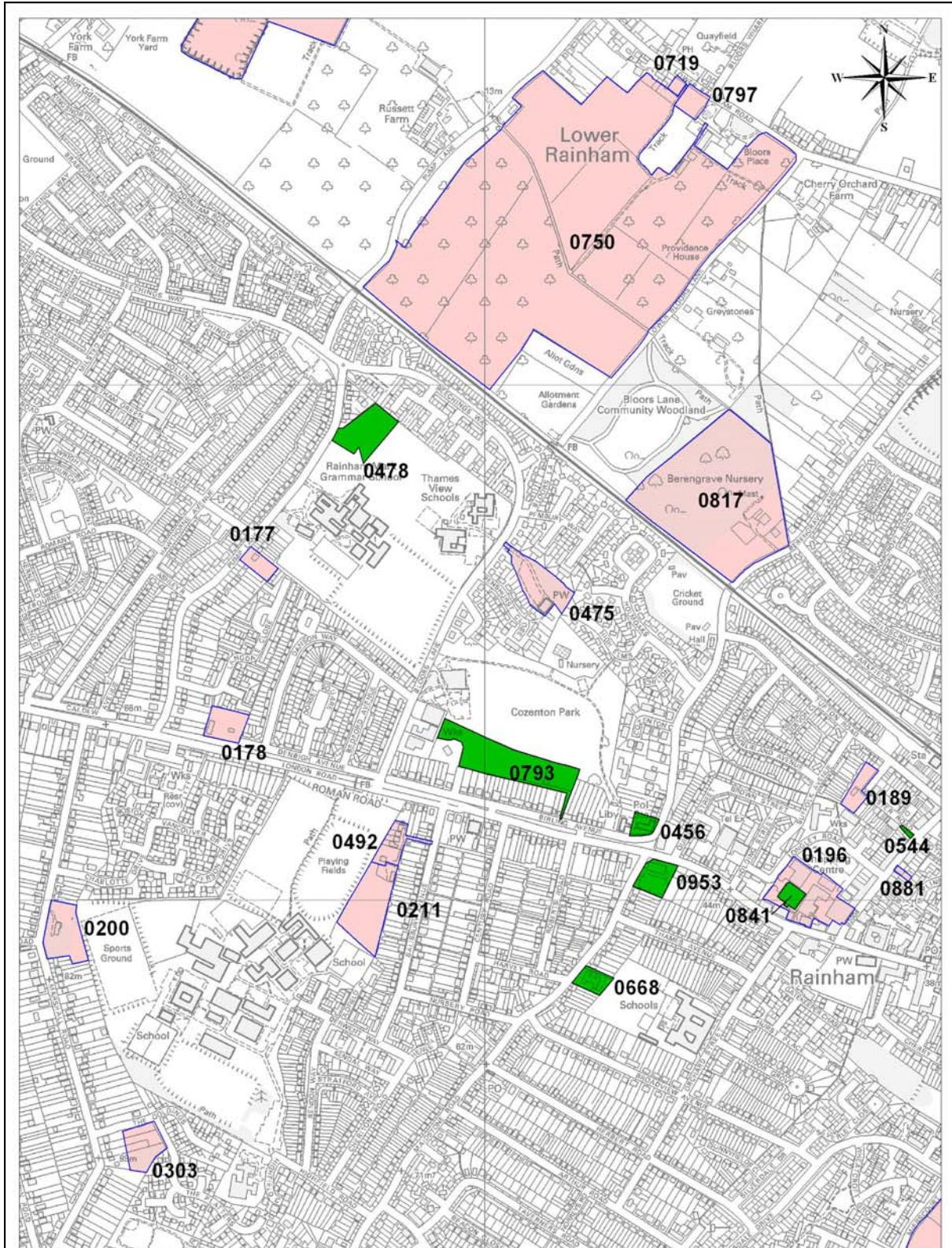


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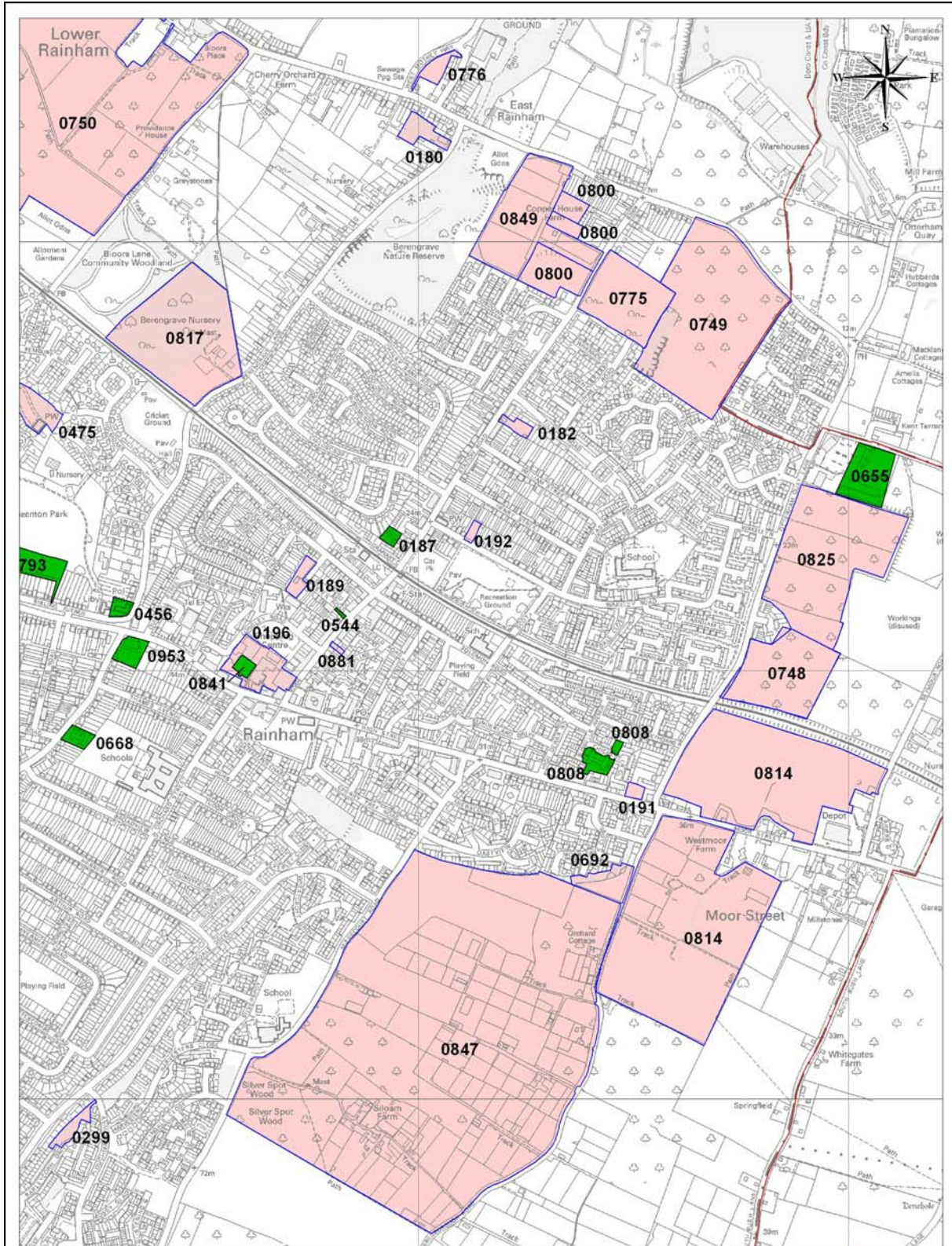
SLAA Site Location: Map 15

- Potential Development Sites
- Sites Rejected After Assessment
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SLAA Site Location: Map 16

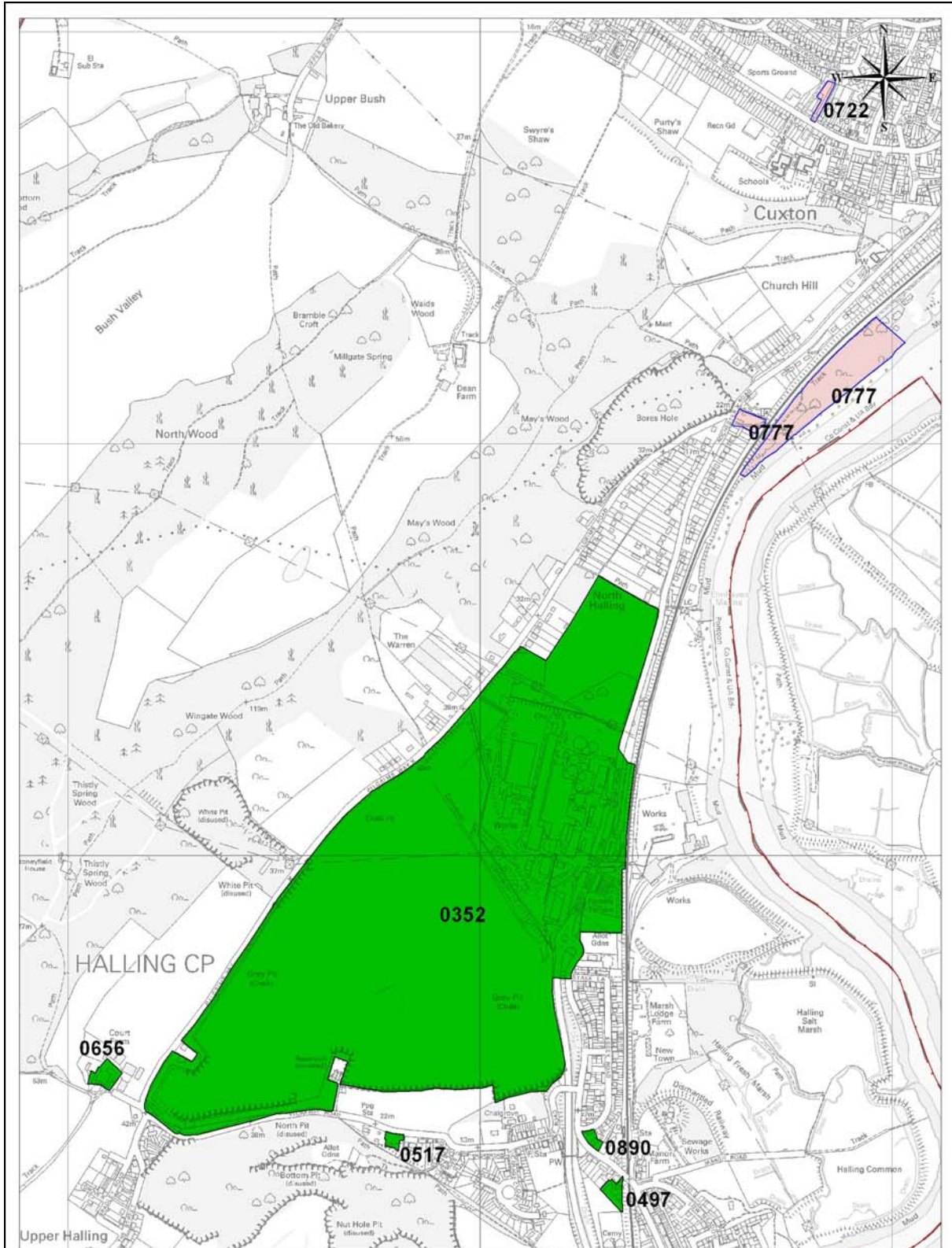
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SLAA Site Location: Map 17

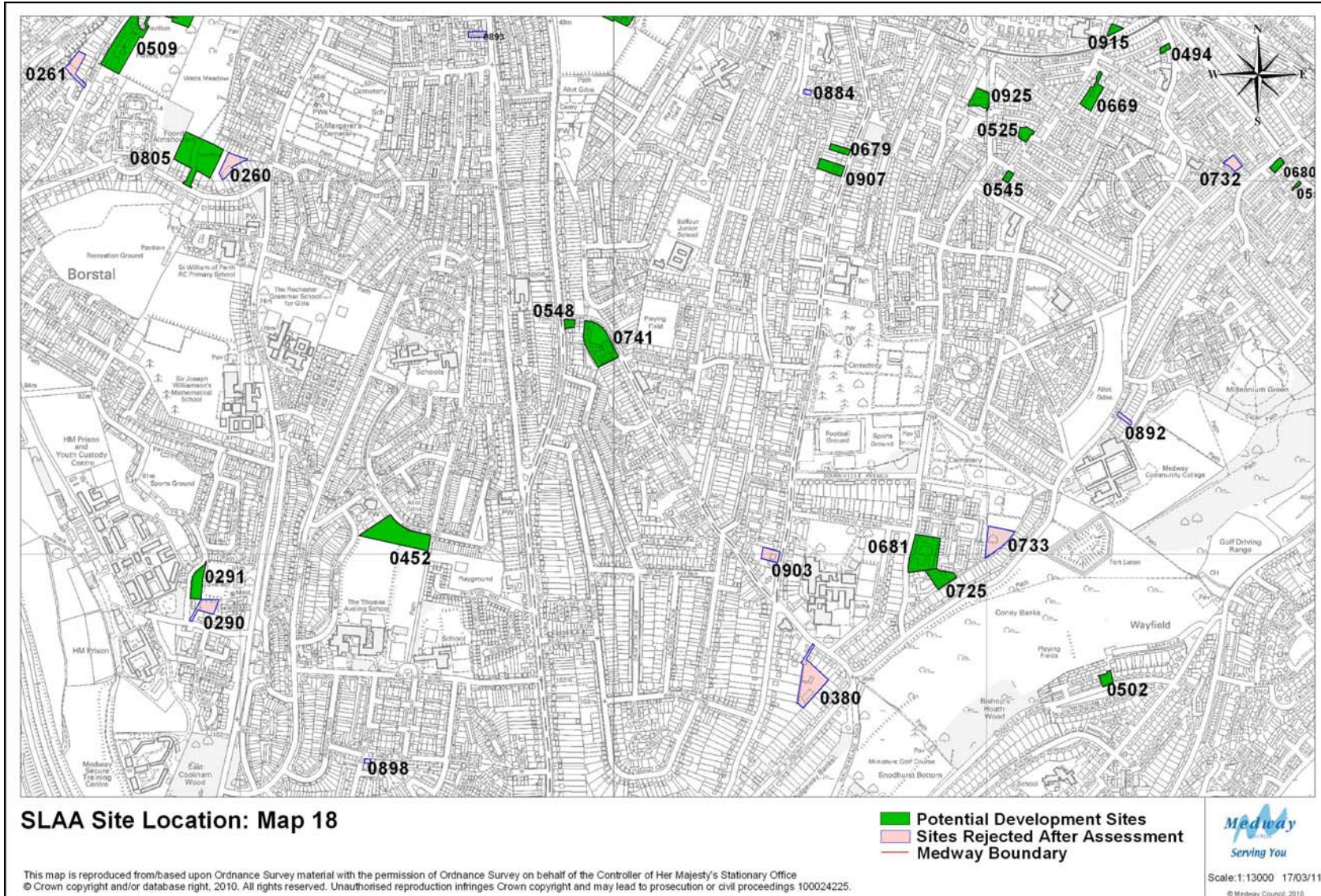
- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

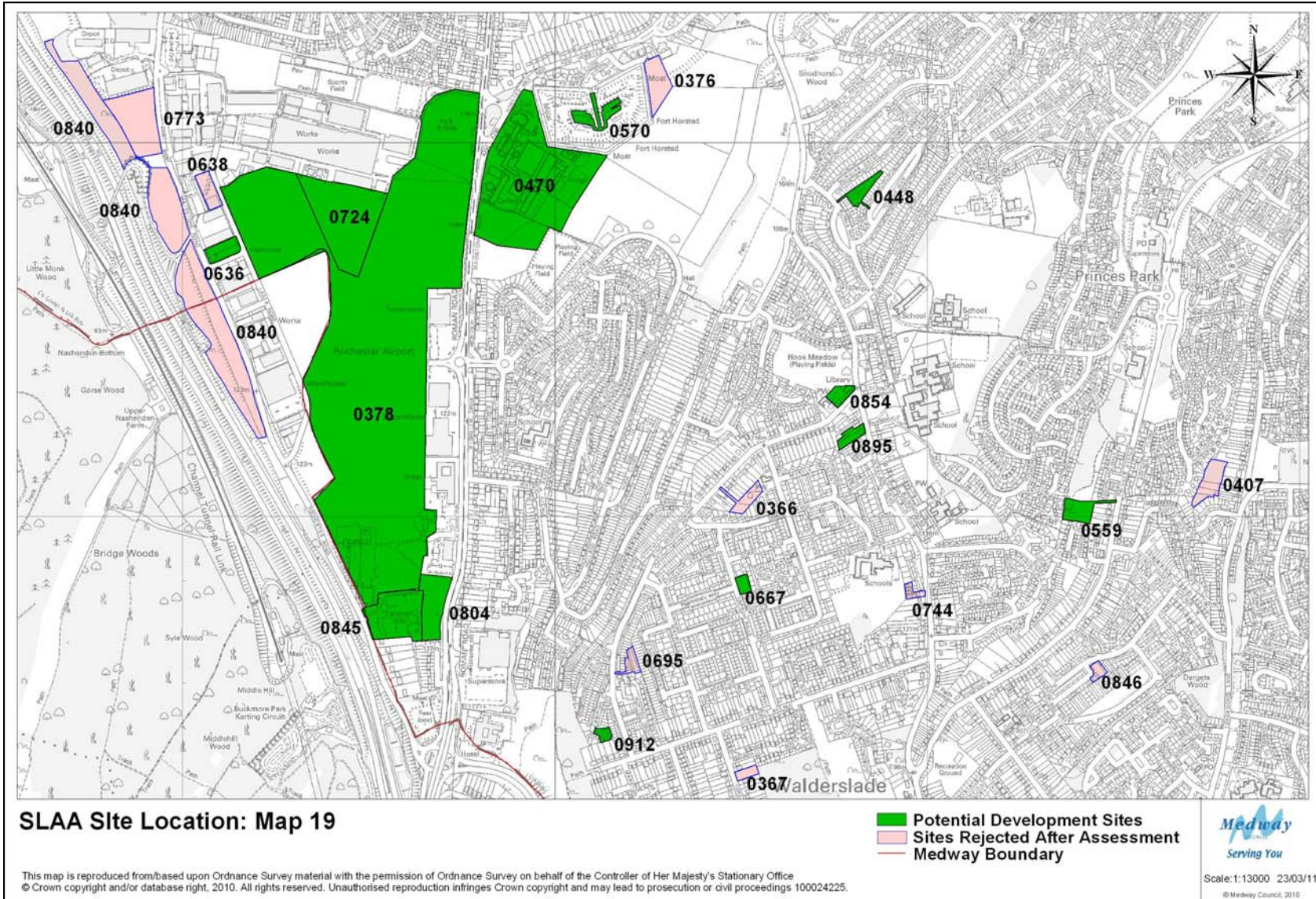


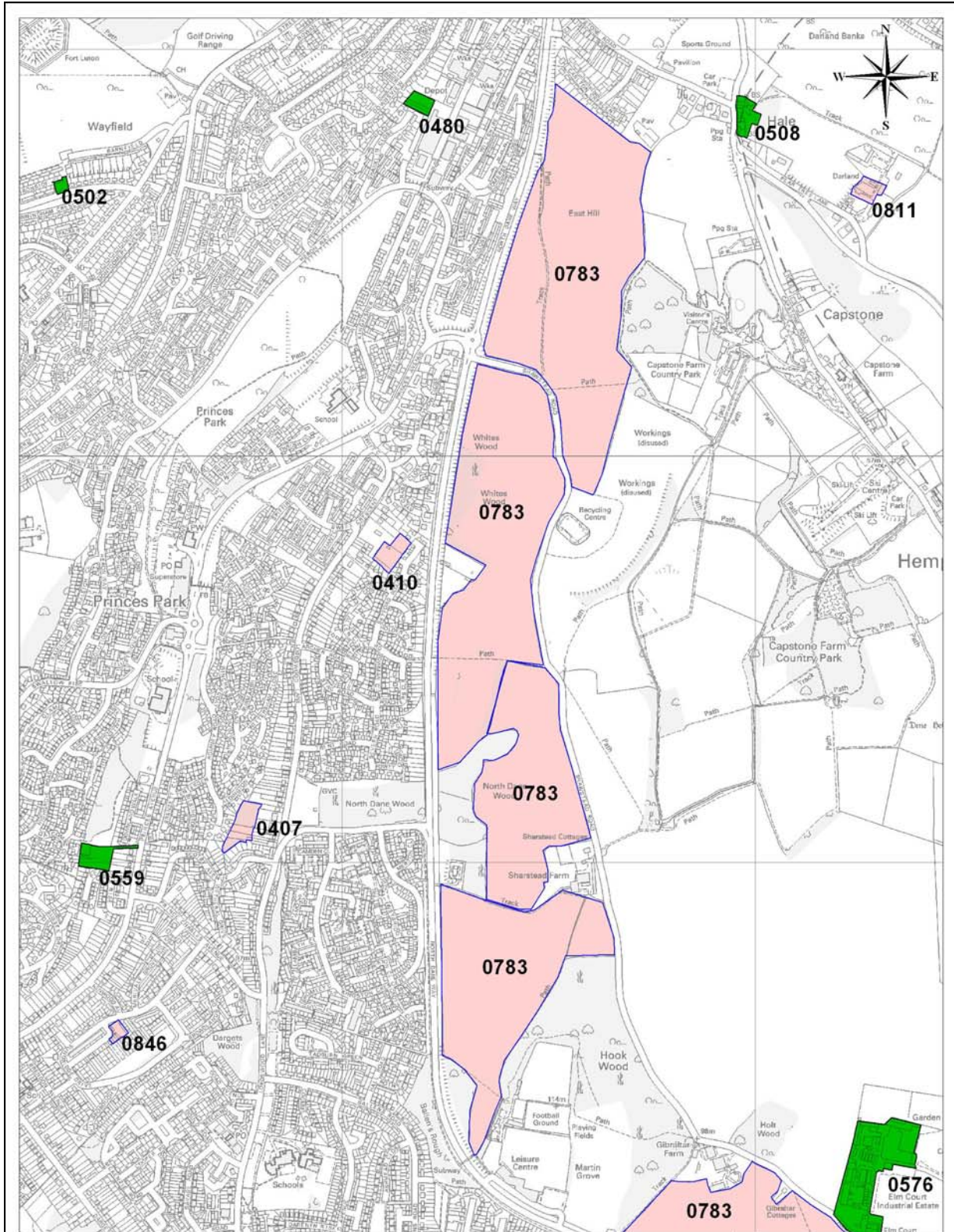
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SLAA Site Location: Map 20

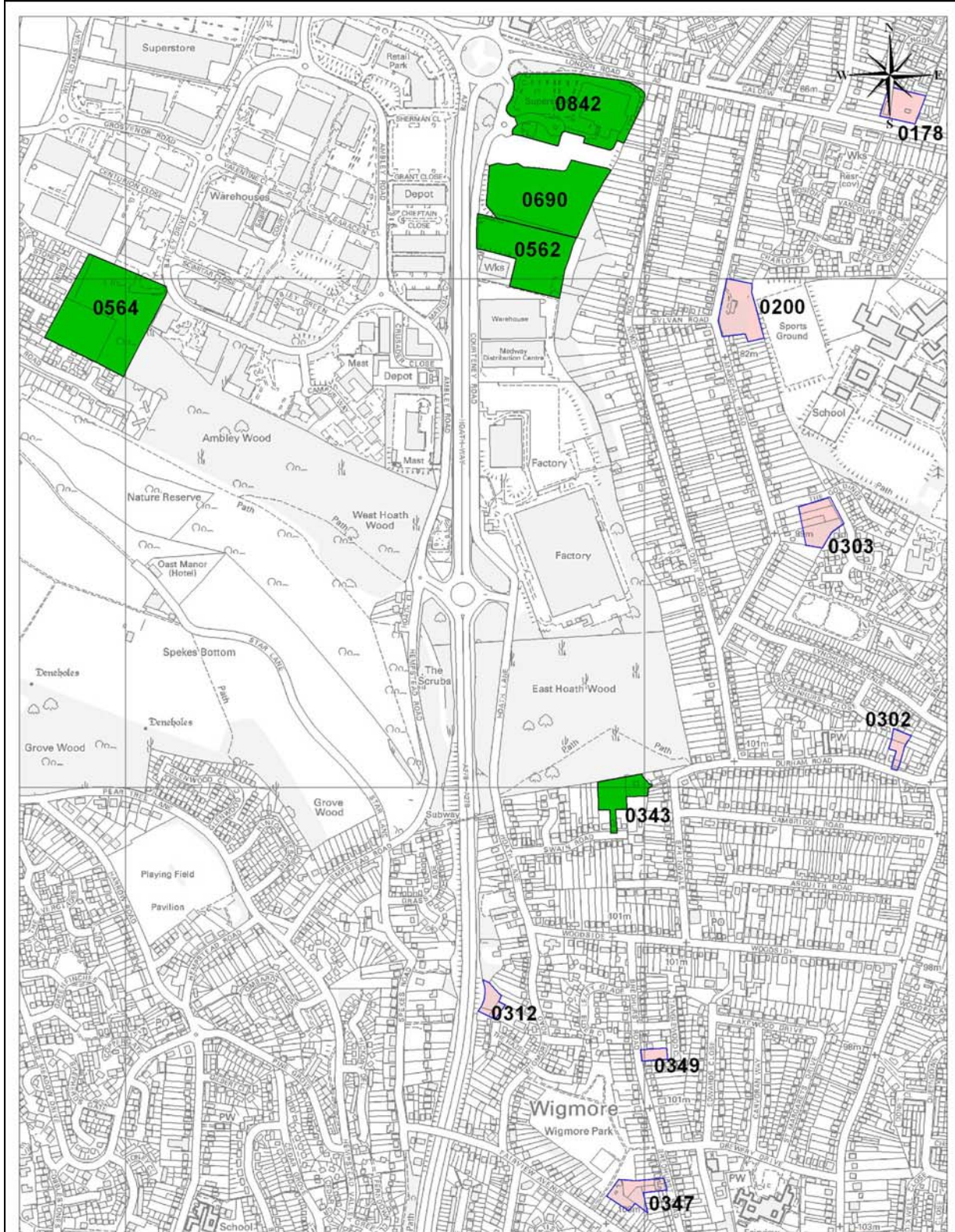
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- Sites Rejected After Assessment
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SLAA Site Location: Map 21

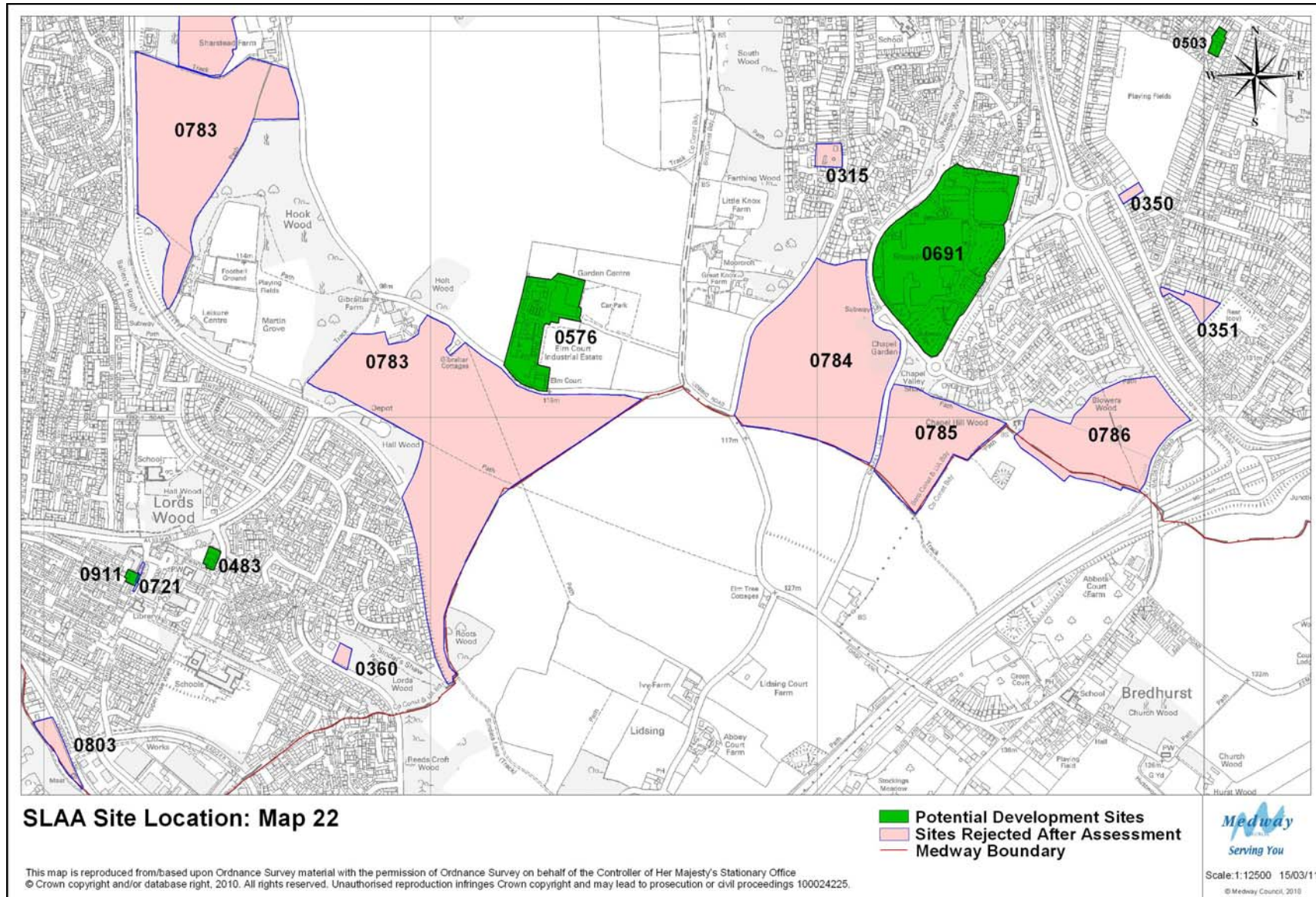
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Tables



Table 1: Potential Housing Sites and Dwellings 2010 – 2027

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
9	0013	Medway House, 277 Gillingham Road	MLP 2003 Allocation	PDL		No			12		
8	0033	RSME Kitchener Barracks, Brompton	Withdrawn H&MU DPD	PDL	12	No		50	198		
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M		Yes		1360	1800	1640	200
7	0090	Strood Riverside, Canal Road	MLP 2003 Allocation	PDL		Yes			256	320	
11	0100	320 - 344 High Street inc. 42 New Road, Rochester	MLP 2003 Allocation	PDL	9	No				66	
12	0102	1-35 High Street, Chatham (Grays Garage)	MLP 2003 Allocation	PDL	9	Yes		54			
7	0137	Civic Centre, Strood	Urban Capacity Study	PDL	12	Yes		80	318		
11	0144	St Bartholomews Hospital, New Road, Rochester	Urban Capacity	PDL	9	No			50	58	
16	0187	Land off Granary Close, Rainham	Planning Permission	PDL		No		7			
13	0223	Reservoir, Star Mill Lane, Chatham	Call for Sites	M		No		47			
13	0248	Dormers, 3 Upper Luton Road, Chatham	Planning Permission	PDL		No		21			
12	0249	Sorting Office, The Paddock, Chatham	Urban Capacity	PDL	9	Yes				25	
11	0277	University for the Creative Arts, Fort Pitt	Urban Capacity	PDL	9	No				77	
18	0291	Adj. to 62 Sir Evelyn Road, Rochester	Planning Permission May 2009	G	2	No	9				
21	0343	25 Swain Road, Wigmore	Planning Permission May 2009	PDL		No		7			

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL		Yes		100	250	200	
19	0448	Garages off Tobruk Way/ Burma Way, Chatham	Urban Capacity	PDL		No			7		
18	0452	Land fronting Anchor Road, Rochester	Planning Permission	G		No	26				
13	0453	2 Ash Tree Lane, Chatham	Planning Permission	PDL		No	20	76			
2	0454	35 Avery Way, Allhallows	Planning Permission	PDL		No		12			
4	0455	Hoo Methodist Church Bells Lane Hoo	Planning Permission	PDL		No	10				
15	0456	Police Station Birling Avenue, Rainham	Planning Permission	PDL		No		22			
11	0460	Mid Kent College City Way, Rochester	Planning Permission	PDL		No	30	130	54		
12	0462	9 Cross Street, Chatham	Planning Permission	PDL		No	10				
10	0463	Cuxton Pit No. 3 Cuxton Road, Strood	Planning Permission	G		Yes	105	55			
7	0467	38 London Road, Strood	Planning Permission	PDL		No		10			
7	0468	33 London Road, Strood	Planning Permission	PDL		No	19				
19	0470	Mid Kent College, Horsted Maidstone Road, Chatham	Planning Permission	PDL		Yes		200	214		
9	0471	124 Pier Road, Gillingham	Planning Permission	PDL		Yes		7			
9	0472	Land at St Mary's Island Maritime Way, Chatham Maritime	Local Plan	PDL		No	75	278	150		
9	0473	92-100 Trafalgar Street, Gillingham	Planning Permission	PDL		No		16			
12	0476	20 Old Road, Chatham	Planning Permission	PDL		No		9			

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
15	0478	Rainham Mark Grammar School Pump Lane, Gillingham	Planning Permission	G		No		35			
9	0479	(Kingswood Hotel) 29-35 Railway Street, Gillingham	Planning Permission	PDL		No	10				
20	0480	54 and 61 Shanklin Close, Chatham	Planning Permission	G		No		14			
4	0482	Abbots Court Stoke Road, Hoo	Planning Permission	PDL		No		9			
22	0483	Kiran Virdee Medical Centre Sultan Road, Lordswood	Planning Permission	PDL		No		20			
11	0484	Car Park The Terrace, Rochester	Planning Permission	PDL		No		24			
10	0486	Safety Bay House Warwick Crescent, Rochester	Planning Permission	PDL		No		23			
6	0488	Courtsole Farm Pond Hill, Cliffe	Planning Permission	G		No		16			
14	0489	Grange Farm Grange Road, Gillingham	Local Plan	G		No	6				
9	0490	Howlands Nursery Christmas Street, Gillingham	Local Plan	PDL		No	60				
7	0491	13-23 Swain Close, Strood	Planning Permission	PDL		No		9			
12	0493	7-13 New Road, Chatham	Planning Permission	PDL		No		14			
18	0494	16-18 Magpie Hall Road, Chatham	Planning Permission	PDL		No		19			
17	0497	46 High Street, Halling	Planning Permission	PDL		No		6			
11	0498	6 Union Street, Rochester	Planning Permission	G		No	11				
18	0502	32-34 Roosevelt Avenue, Chatham	Planning Permission	PDL		No		5			
22	0503	128 Bredhurst Road, Wigmore	Planning Permission	PDL		No	6				

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
7	0505	1-3 Cedar Road, Strood	Planning Permission	PDL		No		8			
20	0508	163-173 Capstone Road, Chatham	Planning Permission	PDL		No	6				
10	0509	The Alps Borstal Road, Rochester	Planning Permission	G		No	6				
11	0510	Rochester Police Station Cazeneuve Street, Rochester	Planning Permission	PDL		No		65			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL		Yes	135	290	304		
11	0512	60 Foord Street ROCHESTER	Planning Permission	PDL		No	19				
5	0514	Sandacres, Upnor Road, Lower Upnor	Local Plan	PDL		No	34				
11	0515	Rochester Riverside	Local Plan	PDL		Yes	50	800	1000	150	
10	0516	Mercury Close, and adj. to 62-72 Shorts Way Borstal	Local Plan	G		No			5		
17	0517	Halling Pumping Station, Vicarage Road Halling	Planning Permission	PDL		No	5				
4	0520	North East Bells Lane, Hoo	Local Plan	G		No	99	158			
5	0522	East of Higham Road, Wainscott	Local Plan	G		No	113	100			
5	0523	East of Wainscott Road, Wainscott	Local Plan	G		Yes		96			
13	0524	Southern Water Site Capstone Road, Chatham	Local Plan	PDL		No		69			
18	0525	Former Laundry Hilda Road Chatham	MLP 2003 Allocation	PDL		No		5			
11	0526	r/o 327-335 High Street Rochester	Planning Permission	PDL		No		11			
8	0529	Former Chatham Service Station Dock Road Chatham	Planning Permission	PDL		No		24			
12	0530	389 High Street, Chatham	Planning Permission	PDL		Yes		21			
12	0531	39-41 High Street, Chatham	Planning Permission	PDL		Yes		7			

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
12	0533	8-12 New Road, Chatham	Planning Permission	PDL		No	2				
12	0534	33 Richard Street, Chatham	Planning Permission	PDL		Yes		9			
11	0537	22-26 Victoria Street, Rochester	Planning Permission	PDL		Yes	36				
11	0538	5 New Road, Rochester	Planning Permission	PDL		No		17			
7	0539	Ancaster Garage site, Station Road, Strood	Planning Permission	PDL		No		68			
13	0541	174-176 Canterbury Street, Gillingham	Planning Permission	PDL		Yes		19			
9	0543	5 High Street, Gillingham	Planning Permission	PDL		Yes		13			
15	0544	77 Station Road, Rainham	Planning Permission	PDL		No		5			
18	0545	Edward VII Public House, Albert Road, Chatham	Planning Permission	PDL		No	7				
6	0546	174 Church Street, Cliffe	Planning Permission	PDL		No	2				
9	0547	85 Church Street, Gillingham	Planning Permission	PDL		No		15			
14	0549	Former Sportsman, 204 -216 Eastcourt Lane, Twydall	Planning Permission	PDL		No	16				
13	0551	308 Luton Road, Luton	Planning Permission	PDL		Yes		5			
4	0554	61-63 Main Road, Hoo	Planning Permission	PDL		No	15				
9	0556	Waterfront Leisure Centre Pier Road, Gillingham	Planning Permission	PDL		No	24				
19	0559	195 Princes Avenue, Walderslade	Planning Permission	PDL		No		15			
12	0561	284-286 High Street, Chatham	Planning Permission	PDL		No		10			

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
11	0598	R/O 329 - 377 (Featherstones) High St., Rochester	MLP 2003 Allocation/Call	PDL	9	Yes				102	
12	0662	3 New Road, Chatham	Application	PDL		No				18	
9	0663	82 Jeffery Street, Gillingham	Application	PDL	1	No			11		
12	0666	Alexander Garage & 3 Old Road, Chatham	Planning Permission	PDL		No		14			
19	0667	The Woodsman P. H. Yarrow Road, Chatham	Planning Permission	PDL		No		11			
15	0668	The Marlborough Centre, 41a Maidstone Road, Gillingham	Application	PDL		No	11				
18	0669	39-41 Mills Terrace, Chatham	Planning Permission	PDL		No		8			
9	0670	Adj. 1-30 St Marks Hs, Saxton St., Gillingham	Planning Permission	PDL		No		9			
12	0673	Rear of 5 New Road, Chatham	Planning Permission	PDL		No		7			
9	0674	68 Saunders Street, Gillingham	Planning Permission	PDL		No	8				
9	0675	Between 28 & 38 Burnt Oak Terrace, Gillingham	Planning Permission	PDL		No		5			
14	0677	5 Gads Hill, Gillingham	Planning Permission	PDL		No	8				
18	0679	106 Maidstone Road, Chatham	Planning Permission	PDL		No		9			
13	0680	Between 142 & 152 Luton Road, Chatham	Planning Permission	PDL		No		16			
9	0682	Adj. 109 Richmond Road, Gillingham	Planning Permission	PDL		No		20			
9	0683	49 Gardiner Street, Gillingham	Planning Permission	PDL		No	5				
7	0684	109 Frindsbury Road, Strood	Planning Permission	PDL		No		11			
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M		Yes		120	300	200	

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
11	0700	Ex Service Stn, adj. 86 Corporation Street, Rochester	NLUD	PDL	3	No		29			
13	0701	302 Canterbury Street, Gillingham	NLUD	PDL	1	No		7			
7	0702	Former Tug & Shovel, North Street, Strood	NLUD, then application	PDL	9	No		7			
9	0703	31-39 Duncan Road, Gillingham	NLUD	PDL	1	No		15			
12	0704	Carpeaux Close, Chatham	NLUD	PDL		No		25			
10	0708	Land rear of former St Matthews School, Borstal	Call for sites	G	13	Yes		12			
7	0723	125-129 Tamar Drive, Strood	Call for sites	PDL	7	No	9				
18	0725	Chatham Grove Garages, Chatham	Planning Permission	PDL		No		8			
11	0726	1-21 St Clements House, Corporation Street, Rochester	Call for sites	PDL	3	Yes		1			
7	0727	Brompton Farm, adj. 66 Brompton Farm Road	Call for sites	G	4	Yes		4			
11	0728	10-40 Corporation Street, Rochester	Call for sites	PDL	3	Yes		9			
11	0731	46-86 Corporation Street, Rochester	Call for sites	PDL	3	Yes			16		
11	0740	Communal areas, John Street, Rochester	Call for sites	PDL		No		5			
18	0741	Pattens Place, Rochester	Call for sites	PDL		No		6			
10	0745	Land terrier Poplar Road, Strood	Call for sites	PDL	2	No		6			
12	0755	Former Police Station, Chatham	Call for Sites	PDL		Yes			60		
12	0756	Pentagon, Chatham	Call for Sites	PDL		Yes			29		
12	0757	Between Cross Street & The Brook, Chatham	MLP 2003 Allocation	PDL		Yes		110			
12	0758	Sir John Hawkins Car Park, Chatham	Call for Sites	PDL		Yes		120			
12	0759	Whiffens Avenue Car Park, Chatham	Call for Sites	PDL		No			70		
12	0760	Tesco, The Brook, Chatham	Call for Sites	PDL		Yes			60		
12	0761	Chatham Waterfront	Call for Sites	PDL		Yes			494		

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
14	0764	Land at Holy Trinity Church, Twydall Land, Twydall	Call for Sites	PDL		No	7				
9	0765	St Lukes Church, Sidney Road, Gillingham	Call for Sites	PDL	2	No		15			
15	0793	Rear of 9-25 Birling Avenue, Gillingham	Call for sites	G		No		32			
18	0805	Former Nursery Site, Priestfields, Rochester	Call for Sites	G		No		24			
12	0806	Land at rear of 212 High Street, Chatham	Call for sites	PDL		No	10				
16	0808	Queens Court, Chichester Close, Rainham	Call for sites	PDL		No		40			
9	0809	18-20 High Street, Gillingham	Planning Permission	PDL		Yes		4			
9	0812	Shalder House, Medway Road, Gillingham	Call for sites	PDL	12	No		60			
13	0816	Meeting Hall, Queens Road, Gillingham	Call for Sites	PDL	1	No		10			
8	0818	J7, Chatham Maritime	Call for sites	PDL		Yes			75		
8	0820	Interface Land, Chatham Maritime	Call for sites	PDL		Yes			525		
11	0822	Land at Robins and Day (Peugeot), High St, Rochester	Call for sites	PDL	3 & 9	Yes			84		
13	0826	111 Nelson Road, Gillingham	Call for sites	PDL	1	No		15			
9	0831	2-4 Balmoral Road, Gillingham	Call for sites	PDL	6	No			12		
12	0834	1 Batchelor Street, off the Brook, Chatham	Call for sites	PDL		Yes			50		
8	0844	Amherst Hill, Brompton	MLP 2003 Allocation	G		No		34			
11	0850	Chambers Cycle Stores, Rochester	Pre-application discussions	PDL		No		15			
11	0855	230, High Street, Rochester	Development Brief	PDL	6	No					14
11	0856	240, High Street, Rochester	Development Brief	PDL	6	No					

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL		Yes					35
12	0858	Eldon St, Carpeaux Close and Hards Town, Chatham	Development Brief	PDL		No			50	45	
12	0859	Hards Town and Carpeaux Close, Chatham	Development Brief	PDL		No		6			
12	0861	141-151 New Road and land at Union Street, Chatham	Development Brief	PDL	9	No				18	
12	0863	11-47 Cross Street, Chatham	Development Brief	PDL		No					
12	0865	2-8 King Street and 1-11 Queen Street, Chatham	Development Brief	PDL		Yes			108		
12	0866	55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	Development Brief	PDL		Yes					50
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL		Yes					51
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		YEs					126
12	0871	Chatham Railway Station	Development Brief	PDL		No					279
12	0872	West of Maidstone Road, adj. Chatham Rail Station	Development brief	PDL		No					173
9	0873	Rear of 47 High Street/Britton Street, Gillingham	Development Framework	PDL	9	No					
9	0875	Retail Core (High St., Jeffrey St., King St.) Gillingham	Development Framework	PDL		Yes				100	
11	0877	259 to 261 High Street, Rochester	Supplementary Planning Guidance	PDL	9	No			13		
13	0878	208 Canterbury Street, Gillingham	Planning Permission	PDL		No		5			
11	0880	R/O 73,75-77 High Street, Rochester	Application	PDL		No			7		
9	0882	32 Duncan Road, Gillingham	Application	PDL	1	No		19			

Map Ref.	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
7	0885	2-8 Cooling Road, Frindsbury	Application	PDL	8	No	15				
9	0886	3-7 Mill Road, Gillingham	Application	PDL	6	No		17			
13	0889	Working Mens Club, 2 Rock Avenue, Gillingham	Application	PDL	1	No		5			
17	0890	Halling Service Station, 1 High Street, Halling	Planning Permission	PDL		No	13				
11	0891	Gravel Walk, 19-21 Victoria Street, Rochester	Application	PDL		No		12			
18	0895	154-158 Walderslade Road, Chatham	Application	PDL	2	No			9		
12	0896	15,17,19 New Road, Chatham	Application	PDL		No		24			
7	0897	Garage Block, Witham Way, Strood	Planning Permission	PDL		No		6			
8	0900	Coal Yard, 8 Westcourt Street, Brompton	Planning Permission	PDL		No		6			
13	0901	266-268 Chatham Hill, Chatham	Application	PDL		No			6		
22	0911	Hallwood House Kestrel road Lordswood	Application	PDL		No		6			
19	0912	17 & 19 Champion Close Walderslade	Application	PDL		No	5				
4	0913	181 Bells Lane, Hoo	Application	PDL		No		5			
18	0915	5 Otway Terrace, Chatham	Application	PDL		No		6			
9	0916	1 Church Street, Gillingham	Application	PDL		No		5			
10	0914	Bridgeside Warwick Crescent, Rochester	Application	PDL		No		15			
Totals							1057	5545	6597	3019	928



Application:	Sites refused planning permission but acceptable in principle
C.O.U.	Change of Use
G:	Greenfield
Local Plan/Large Site PP:	Planning permission on allocated sites
M:	Mixed Greenfield and previously developed land
Medway Local Plan 2003:	Site included in Local Plan Policies not an allocation or a planning permission
MLP 2003 Allocation	Medway Local Plan 2003 allocation
NLUD:	National Land Use Database
PDL:	Previously Developed Land
Planning Permission:	Non allocated sites with planning permission

Table 2: Potential Employment Sites and Floorspace (sq. m.) 2010 – 2027

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	B1 B2 B8	Yes			31763	11590	
12	0102	1-35 High Street, Chatham (Grays Garage)	MLP 2003 Allocation	PDL	B1	Yes		-2318			
7	0137	Civic Centre Strood	Urban Capacity Study	PDL	B1	Yes		-11431			
12	0243	Chatham Retailing, Clover/Richard/Rhode/High Sts	Medway Local Plan 2003	PDL	B1	Yes				5951	
12	0249	Sorting Office, The Paddock, Chatham	Urban Capacity	PDL	B1	Yes				-678	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL	B1 B2 B8	Yes		1000	2000		
10	0463	Cuxton Pit No. 3 Cuxton Road Strood	Planning Permission	G	B1	Yes	1352				
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL	B1	Yes		2480			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL	B1	Yes		1510			
11	0515	Rochester Riverside	Local Plan	PDL	B1	Yes		12000			
11	0537	22-26 Victoria Street Rochester	Planning Permission	PDL	B1	Yes	292				
7	0539	Ancaster Garage site, Station Road Strood	Planning Permission	PDL	B1	No		333			
21	0562	Astra Site, Courteney Road, Gillingham	Planning Permission	PDL	B1 B8	Yes	2032				
21	0564	South Thames Regional Health Authority Land	Planning Permission	G	B1 B2 B8	No		12169			
19	0570	Fort Horsted, Primrose Close, Chatham	Planning Permission	G	B1 B2 B8	No	1139				

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
13	0571	47-48 Second Avenue Industrial Estate	Planning Permission	PDL	B1 B8	No	-278	554			
20	0576	A1-A5 and F1-F3, Elm Court Estate, Capstone Road	Planning Permission	PDL	B1 B2	Yes	792				
11	0598	R/O 329 - 377 (Featherstones) High St ROCHESTER	MLP 2003 Allocation/Call	PDL	B1	Yes				3600	
8	0639	No1 Smithery, Tinkers Alley, Historic Dockyard	Planning Permission	PDL	B1	Yes	329				
7	0640	Fronting Commercial Road/Tolgate Lane, Strood	Planning Permission	PDL	B1	Yes	398				
3	0643	Plot D, Kingsnorth Industrial Estate	Planning Permission	PDL	B2	No		525			
4	0644	Sundridge Tackle, Hoo Industrial Estate	Planning Permission	PDL	B1 B2 B8	No	560				
4	0645	Net-Tex Agricultural Ltd, Hoo Industrial Estate	Planning Permission	PDL	B8	No		110			
8	0649	Cliffe Yard, Anthonys Way, Medway City Estate	Planning Permission	PDL	B2	No		793			
7	0651	13a Maritime Close, Medway City Estate	Planning Permission	PDL	B1 B2	No	244				
8	0652	Wilds Yard, Clipper Close, Frindsbury	Planning Permission	PDL	B1 B2	No		620			
8	0653	Land fronting Sir Thomas Longley Road, Frindsbury	Planning Permission	G	B1 B2 B8	No		3525			
8	0654	Land adjoining Southern House, Anthonys Way	Planning Permission	G	B1 B2 B8	No		2062			
16	0655	Land south of Kent Terrace, Canterbury Lane, Rainham	Planning Permission	G	B1 B2 B8	No		2350			
17	0656	Court Farm, Pilgrims Road, Upper Halling	Application	G	B2	No	557				
7	0657	Watermill Wharf, Canal Road, Strood	Planning Permission	PDL	B1	No	458				
10	0676	Cuxton Station, Station Road, Cuxton	Planning Permission	PDL	B1	No		103			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M	B1 B2 B8	Yes		-3200	6200	4100	
10	0686	Three Acre site, Roman Way, Strood	Call for sites	PDL	B1 B2 B8	No		4440			
21	0690	Crest Packaging Site, Courteney Road, Gillingham	Planning Permission	PDL	B1 B2 B8	No		9750			
5	0694	Mockbeggar Farm, Town Road, Cliffe Woods	Planning Permission	G	B1 B8	No	1981				
1	0699	National Grid Property Holdings, Grain Road	Call for sites	PDL	B2 B8	No	92950	232375	139425		
19	0724	BAE Systems, Rochester	Call for sites	PDL	B1 B8	No		11147			
11	0726	1-21 St Clements House, Corporation Street	Call for sites	PDL	B1	Yes		386			
7	0727	Brompton Farm, adj. 66 Brompton Farm Road	Call for sites	G	B1 B2 B8	Yes		1190			
11	0728	10-40 Corporation Street, Rochester	Call for sites	PDL	B1	Yes		386			
3	0730	Land North East of Kingsnorth Industrial Estate	Call for sites	M	B1 B2 B8	Yes		150000	100992		
11	0731	46-86 Corporation Street, Rochester	Call for sites	PDL	B1	Yes			386		
7	0752	North side of Commissioners Road, Strood	Call for Sites	PDL	B2 B8	No		6000			
12	0761	Chatham Waterfront	Call for Sites	PDL	B1	Yes			5456		
10	0766	Depot, Norman Close, Strood	Call for Sites	PDL	B2 B8	No					
19	0804	Former Officers Mess, Maidstone Road, Chatham	Call for Sites	PDL	B1	No			4300		
11	0822	Land at Robins and Day (Peugeot), High St, Rochester	Call for sites	PDL	B1	Yes			-1660		
9	0824	Chatham Docks, Chatham	Call for sites	PDL	B1 B2 B8	No					
10	0829	Medway Bridge Marina, Manor Lane, Rochester	Call for sites	PDL	B1 B2	No	-199				
7	0839	Former Alloy Wheels, Priory Road, Strood	Call for sites	PDL	B1 B2 B8	No		16150			
19	0845	Woolmans Wood Caravan Site	Withdrawn H&MU DPD	PDL	B1 B2 B8	No			6160		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	B1	Yes					590
12	0862	296-310 High Street, Chatham	Development Brief	PDL	B1	Yes			2040		
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes					30865
9	0875	Retail Core(High St, Jeffrey St, King St) Gillingham	Development Framework	PDL	B1	Yes				4750	
9	0876	BT Switch Centre, Green Street, Gillingham	Development Framework	PDL	B1	No					
14	0923	Land adj. Twydall Enterprise Centre	Application	G		No	189				
19	0925	Unit A Jenkins Dale	Application	PDL		No		-1050			
3	0952	Adj to Bellwood Cottages Ratcliffe Highway, Hoo	Application	G		No			4655		
Totals							102796	458614	297062	29313	31455

Table 3: Potential Retail Sites and Floorspace (sq. m.) 2010 – 2027

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	A1 A2 A3 A4	Yes		1000	3161	1000	
7	0090	Strood Riverside, Canal Road	MLP 2003 Allocation	PDL	A1 A3	Yes				860	
12	0102	1-35 High Street, Chatham (Grays Garage)	MLP 2003 Allocation	PDL	A1	Yes		800			
7	0137	Civic Centre Strood	Urban Capacity Study	PDL	A1	Yes		2000			
12	0243	Chatham Retailing, Clover/Richard/Rhode/High Sts	Medway Local Plan 2003	PDL	A1	Yes				28000	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL	A1 A3	Yes			700		
10	0463	Cuxton Pit No. 3 Cuxton Road Strood	Planning Permission	G	A1	Yes	425				
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL	A1	Yes		200			
9	0471	124 Pier Road Gillingham	Planning Permission	PDL	A1	Yes		360			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL	A1 A3	Yes		874			
11	0515	Rochester Riverside	Local Plan	PDL	A1 A3 A4	Yes		6800	1000		
5	0523	East of Wainscott Road Wainscott	Local Plan	G	A1	Yes		300			
12	0530	389 High Street, Chatham	Planning Permission	PDL	A1	Yes		-123			
12	0534	33 Richard Street, Chatham	Planning Permission	PDL	A1	Yes		40			
13	0541	174-176 Canterbury Street, Gillingham	Planning Permission	PDL	A1	Yes		100			
9	0543	5 High Street, Gillingham	Planning Permission	PDL	A1	Yes		-577			

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
13	0553	176 Luton Road Luton	Planning Permission	PDL	A3	No		75			
22	0576	A1-A5 and F1-F3, Elm Court Estate, Capstone Road	Planning Permission	PDL	A1	Yes		2105			
7	0603	Strood Service Station, 3 London Road, Strood	Planning Permission	PDL	A1	No		208			
7	0640	Fronting Commercial Road/Tolgate Lane, Strood	Planning Permission	PDL	A1	Yes	281				
7	0641	Friary Place, Rear of 46-98 High Street, Strood	Planning Permission	PDL	A1	No		1800			
8	0648	Land between Vanguard Way and George Summers Close	Planning Permission	G	A1	Yes		14430			
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M	A1 A2 A3 A4 A5	Yes			1800		
22	0691	Hempstead Valley Shopping Centre	Call for sites	PDL	A1 A3	No		2774			
12	0755	Former Police Station, Chatham	Call for Sites	PDL	A1	Yes			1898		
12	0756	Pentagon, Chatham	Call for Sites	PDL	A1 A2 A3	Yes			15000		
12	0757	Between Cross Street & The Brook, Chatham	MLP 2003 Allocation	PDL	A1	Yes		3680			
12	0758	Sir John Hawkins Car Park, Chatham	Call for Sites	PDL	A1	Yes		3059			
12	0760	Tesco, The Brook, Chatham	Call for Sites	PDL	A1	Yes			1940		
12	0761	Chatham Waterfront	Call for Sites	PDL	A1 A2 A3 A4	Yes			7772		
9	0809	18-20 High Street, Gillingham	Call for Sites	PDL	A1	Yes		-50			
8	0818	J7, Chatham Maritime	Call for sites	PDL	A1	Yes			5220		
8	0821	Machine Shop 8, Chatham Maritime	Call for sites	PDL	A1	No	1200				
11	0822	Land at Robins and Day (Peugeot), High St., Rochester	Call for sites	PDL	A1	Yes			2275		
12	0834	1 Batchelor Street, off the Brook, Chatham	Call for sites	PDL	A1	Yes			1600		
15	0841	Tesco Store, Rainham Shopping Centre	Call for sites	PDL	A1	No		234			

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027 Onwards
21	0842	Tesco, Gillingham	Call for sites	PDL	A1	No	2475				
7	0843	Tesco, Strood	Call for sites	PDL	A1	No		5596			
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL	A1	Yes					1107
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	A1 A2	Yes					9852
12	0865	2-8 King Street and 1-11 Queen Street, Chatham	Development Brief	PDL	A1 A2	Yes			2531		
12	0866	55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	Development Brief	PDL	A1 A2	Yes					4113
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL	A1 A2 A3	Yes					1228
12	0868	19 New Road Avenue and 3 New Cut, Chatham	Development Brief	PDL	A3 A4	No			1328		
9	0875	Retail Core(High St,Jeffrey St, King St) Gillingham	Development Framework	PDL	A1 A2 A3	Yes				3750	
9	0916	1 Church Street, Gillingham	Application	PDL	C.O.U.	No		-133			
						Totals	4381	45552	46225	33610	16300

Table 4: Sites with Other Potential Use

Map Ref.	Site Ref.	Address	Site Type	Mixed Use	Other Uses
9	0039	Land at High Street/Skinner Street/Jeffery Street/ James Street, Gillingham	PDL	No	Student accommodation
9	0040	Balmoral Clinic Balmoral Gardens, Gillingham	PDL	No	Medical facility - healthy living centre
5	0050	Former MOD Land Lodge Hill Chattenden, Rochester	M	Yes	Other uses to include but not limited to Nursing Home, Assisted Living Accommodation, Hotels, Schools, Healthcare, Leisure Facilities, Community Centre
5	0055	Land at Wainscott Road Wainscott, Rochester	G	No	School
13	0222	Municipal Buildings Canterbury Street, Gillingham	PDL	No	Care Home
12	0243	Chatham Comparison Retailing Clover Street/Richard Street/Rhode Street/High St., Chatham	PDL	Yes	Car Park
19	0378	Rochester Airfield Maidstone Road, Chatham	M	No	Retain as airfield
10	0463	Cuxton Pit No. 3 Cuxton Road Strood, Rochester	G	Yes	Non residential Institution
19	0470	Mid Kent College, Horsted Maidstone Road, Chatham	PDL	Yes	Community
12	0507	37-43 High Street, Chatham	PDL	No	Care Home
9	0511	Victory Pier (Former Akzo Nobel works) Pier Road, Gillingham	PDL	Yes	Non residential Institution, Hotel
11	0515	Rochester Riverside, Cory's Road Gas House Road, Rochester	PDL	Yes	Primary school, Healthcare Facility and Community Buildings, Hotel, Sui Generis, Coach Park
5	0523	East of Wainscott Road Wainscott, Rochester	G	Yes	Health centre
21	0562	Astra Site Courteney Road Rainham, Gillingham	PDL	Yes	Driving/Motorbike Driver Test Centre
22	0576	Units A1-A5 and F1-F3, Elm Court Estate Capstone Road, Gillingham	PDL	Yes	Conservatory Display Area

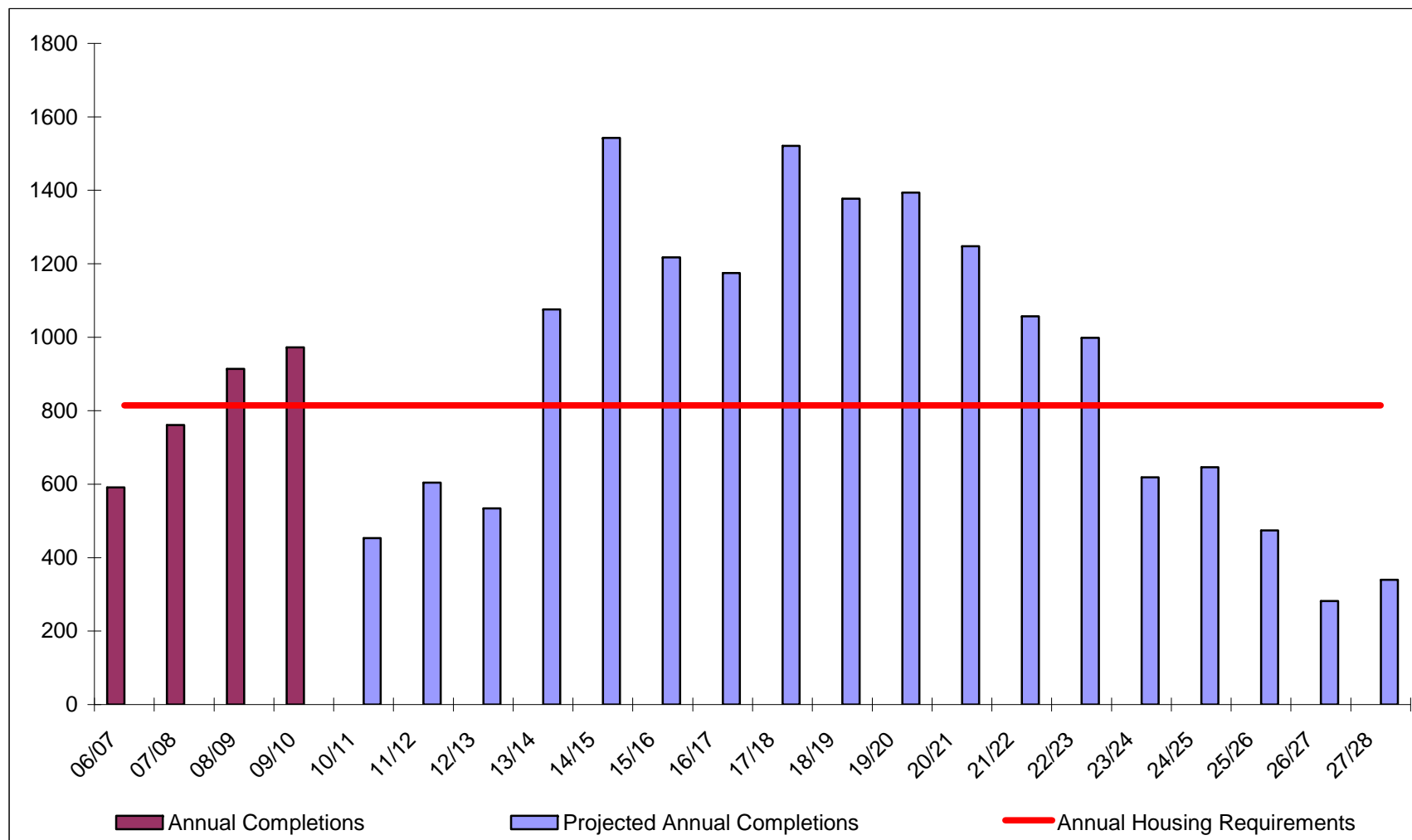
Map Ref.	Site Ref.	Address	Site Type	Mixed Use	Other Uses
14	0604	Walnut Tree Farm, 155 Lower Rainham Road Rainham, Gillingham	G	No	Hotel
9	0632	Colonial House Quayside Chatham Maritime, Chatham	PDL	No	Hotel, office space and health club
9	0634	Site D3 Eastbridge Chatham Maritime, Chatham	PDL	No	Higher Education Facilities
19	0636	Telspec Europe Ltd, 1-5 Lankester Parker Road, Rochester	PDL	No	Sikh Temple
8	0639	No 1 Smithery Tinkers Alley Historic Dockyard, Chatham	PDL	Yes	Visitor gallery, museum and offices.
1	0646	Grain Power Station Grain Road Grain, Rochester	PDL	No	Power station
3	0647	Kingsnorth Power Station Eschol Road Kingsnorth, Rochester	PDL	No	Power station
8	0648	Land between Vanguard Way and George Summers Close Anthonys Way Strood, Rochester	G	Yes	Park and ride
18	0681	Churchlands Palmerston Road, Chatham	PDL	No	Care home
10	0685	Temple Waterfront Roman Way Strood, Rochester	M	Yes	Non residential Institution, Assembly and Leisure
11	0688	25,27,29,31,33 Corporation Street, Rochester	PDL	No	Hotel
13	0707	LIFT site 551-555 Canterbury Street, Gillingham	PDL	No	Healthy Living Centre
7	0746	Former Earl Estate Community Centre Albatross Avenue Strood, Rochester	PDL	No	Care Home
12	0757	Land south of Cross Street, Chatham	PDL	Yes	Healthcare
12	0761	Waterfront Medway Street, Chatham	PDL	Yes	Food and Beverage, Theatre, Hotel
14	0791	Former Equestrian Centre, 155 Lower Rainham Road, Gillingham	PDL	No	Leisure
9	0810	Junction of Pier Road and Medway Road, Gillingham	PDL	No	Higher Education

Map Ref.	Site Ref.	Address	Site Type	Mixed Use	Other Uses
8	0819	Pump House 7, Leviathan Way Chatham Maritime	PDL	No	Conference/Wedding Venue
8	0820	Interface Land, Chatham Maritime	PDL	Yes	University
8	0838	Pelican Reach Clipper Close, Medway City Estate, Rochester	PDL	No	Waste treatment/transfer
19	0854	LIFT site King George Road, Walderslade, Chatham	PDL	No	Community uses
12	0864	King Street, Chatham	M	No	Park/open space
12	0870	Alexandra Hotel Railway Street, Chatham	PDL	No	Hotel
9	0874	Land at junction of Brompton Road/ Marlborough Road, Gillingham	PDL	No	Sports/Leisure/Cultural or community uses
9	0875	Retail Core, Jeffrey Street, King Street and High Street, Gillingham	PDL	Yes	Car Park
7	0904	Veolia Whitewall Road Frindsbury, Rochester	PDL	No	Waste Transfer Station
18	0907	114 Maidstone Road, Chatham	PDL	No	Health Hostel
10	0908	Land at Medway Valley park Chariot Way Strood Rochester	PDL	No	Hotel
8	0909	St Mary's Church Dock Road Chatham	PDL	No	Community Use
19	0925	Unit A Jenkins Dale, Chatham	PDL	No	Place of worship
3	0928	Cross Park Avery Way Allhallows, Rochester	PDL	No	Community Hall
16	0953	2 High Street Rainham, Gillingham	PDL	No	Hotel

Table 5: Medway Housing Trajectory 2006 – 2028

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Totals
Past Completions	591	761	914	972																			3238
Projected Completions Identified Sites					453	604	534	1076	1543	1217	1175	1521	1377	1394	1248	1057	998	619	646	474	282	340	16558
Projected Completions Small Sites with Planning Permission					96	29	71	77	56														329
Total Projected Completions					549	633	605	1153	1599	1217	1175	1521	1377	1394	1248	1057	998	619	646	474	282	340	16887
Cumulative Completions	591	1352	2266	3238	3787	4420	5025	6178	7777	8994	10169	11690	13067	14461	15709	16766	17764	18383	19029	19503	19785	20125	
Cumulative Requirments	815	1630	2445	3260	4075	4890	5705	6520	7335	8150	8965	9780	10595	11410	12225	13040	13855	14670	15485	16300	17115	17930	
Cumulative Surplus /Deficit	-224	-278	-179	-22	-288	-470	-680	-342	442	844	1204	1910	2472	3051	3484	3726	3909	3713	3544	3203	2670	2195	
Draft Core Strategy Requirements	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	17930

Medway Housing Trajectory (Cumulative Series) 2006 – 2028



Medway Housing Trajectory 2006 – 2028

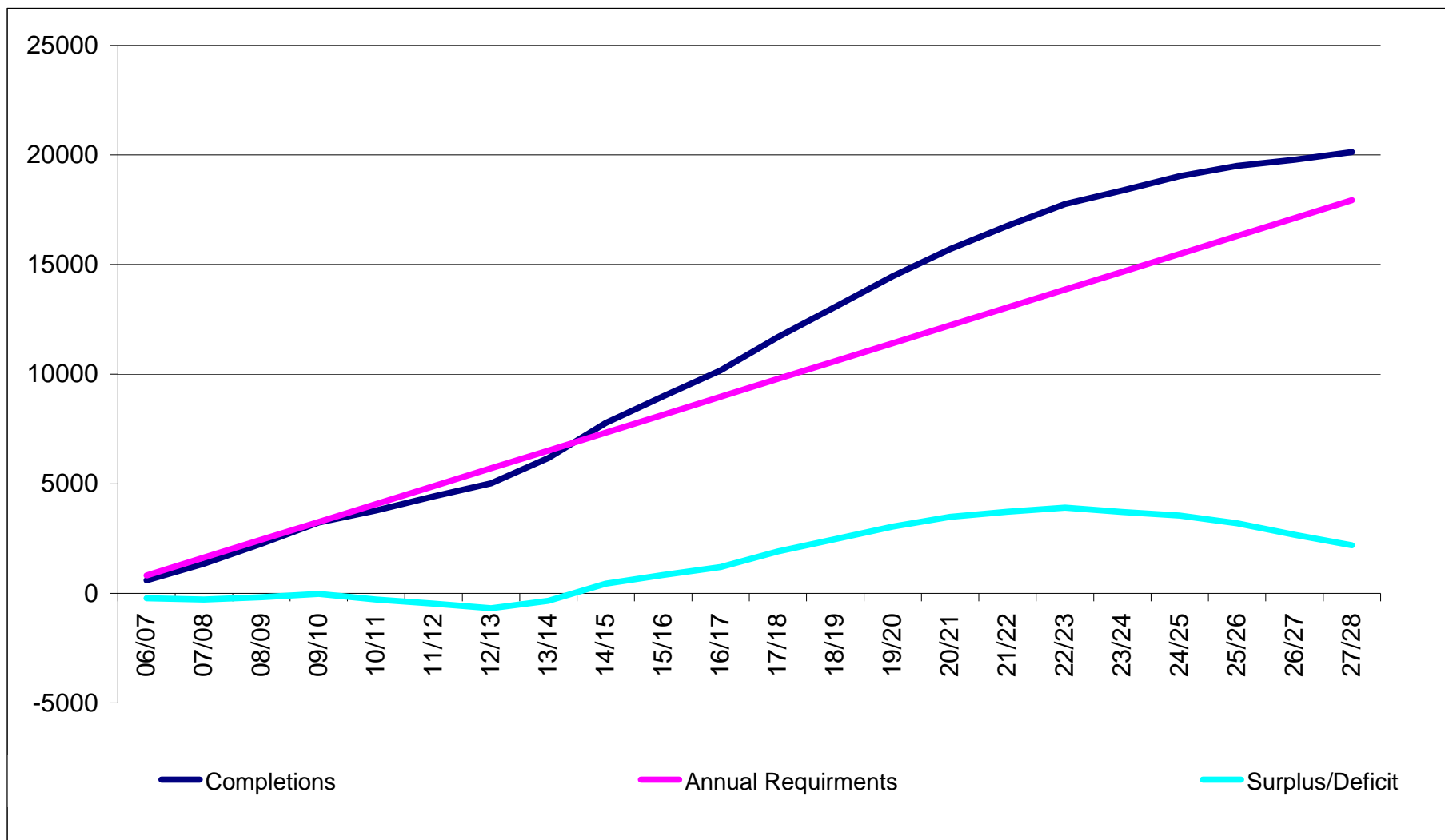


Table 6: Sites Rejected after Assessment (remains unchanged)

Table 6 Sites Rejected After Assessment, has been omitted from this document because no changes have been made to it.

Table 7: Alternative Uses and Preferred Options

Map Ref	Site Ref	Site Name	Residential Units	Employment Sq m	Retail Sq m	Mixed	Other	Preferred Option	Reason
9	0013	Medway House 277 Gillingham Rd	12	Offices 1469				Residential	Allocated for Residential/within residential area
8	0033	RSME Kitchener Barracks Brompton	248	Offices 57600				Residential	Adj. Residential area. Residential in Medway Waterfront Renaissance Strategy
11	0100	320 –344 High St. Inc 42 new Road, Rochester	66	Offices 7200				Residential	Allocated Residential in Local Plan
12	0102	1 – 35 High St. Chatham (Grays Garages)	65			Res 54 Retail 800 sq m Offices 800 sq m		Mixed	Allocated Residential in Local Plan Offices/retail on street frontage reflects character of area
7	0137	Civic Centre	398	Offices 36120	7800	Res 398 Retail 2600 sq m Offices 560 sq m		Mixed	Mixed use proposed in Strood Town centre Master Plan, 2009
11	0144	St Bartholomew Hospital New Rd, Rochester	108	Offices 11748		Res 54 Emp 5874 sq m		Residential	Priority given to meeting total residential requirement. Reflects character of area
12	0243	Clover Street/Richard Street/Rhode Street/ High St Chatham		Offices 22,880	28,000	Emp 11400 sq m Retail 28000 sq m	Multi-storey car park	Mixed	Site has capacity to accommodate retail as it's primary use with offices above
12	249	Sorting Office The Paddock Chatham	50	Offices 5490		Res 25 Emp 2745 sq m	Leisure 5490 sq m	Mixed	To reflect character of area
19	0378	Rochester Airfield, Maidstone Road, Chatham		Offices 149,394		Emp 70087 sq m & Airfield	Airfield	Other	Airport Operator unwilling to reduce operational capacity

Map Ref	Site Ref	Site Name	Residential Units	Employment Sq m	Retail Sq m	Mixed	Other	Preferred Option	Reason
7	0539	Ancaster Garage site Station Road Strood	67			Res 68 Emp 333 sq m		Mixed	Reflects Planning Permission
13	0553	176 Luton Road Luton Chatham	6		75	Res 6 Retail 75 sq m		Retail	Reflects Planning Permission
11	0598	R/O 329 – 357 (Featherstones) High St. Rochester	135			Res 102 Emp 3600 sq m		Mixed	Part Residential Allocation Part use of existing industrial building
12	0662	3 New Rd Chatham	18	Offices 2400				Residential	Reflects adjoining use and aspirations of owner
10	0686	Three Acre site Roman Way Strood		B1 B2 B8 4440			Hotel	Employment	Within industrial estate
11	0726	1 – 21 St Clements House, Corporation Street, Rochester	30			Res 22 (Net 1) Emp 386		Mixed	Reflects Corporation St. Development Brief
7	0727	Brompton Farm, adj. 66 Brompton Farm Rd.	13	B1 B2 B8 1750		Res 4 B1 B2 B8 1190 sq m		Mixed	Reflects character of the area
11	0728	10 – 40 Corporation St. Rochester	34			Res 35 Emp 386 sq m		Mixed	Reflects Corporation St. Development Brief
3	0730	Land NE of Kingsnorth Industrial Estate Eshcol Road Hoo		B1 B2 B8 250992		Emp 200835 sq m & Power Station	Power Station or Waste Processing	Mixed	Planning permissions now granted for both employment & power station uses
12	0755	Former Police Station, Chatham	85	Offices 5040		Res 60 Retail 1898 sq m		Mixed	Proposed in Chatham Centre and Waterfront Development Brief
12	0759	Whiffens Ave. Car Park, Chatham	70	Offices 24160				Residential	Proposed in Chatham Centre and Waterfront Development Brief
9	0765	St Lukes Church, Sidney Rd, Gillingham	15				Community Use	Residential	In Residential area, reflects aspirations of owner

Map Ref	Site Ref	Site Name	Residential Units	Employment Sq m	Retail Sq m	Mixed	Other	Preferred Option	Reason
12	0806	Land at rear of 212 High Street Chatham	10		460			Residential	Back land site not viable retail. Residential is appropriate alternative use
9	0810	Junction of Pier Road and Medway Road	40	9440			Education	Other	Land owned by University of Greenwich
8	0818	J7, Chatham Maritime	100	Offices 8352		Res 75 Retail 5220 sq m	Tourism/ Leisure	Mixed	Reflects mix in surrounding area
8	0819	Pump House 7 Leviathan Way Chatham Maritime			1200		Tourism/ Leisure	Tourism/ Leisure	Reflects Planning Permission for conference/wedding venue
8	0820	Interface Land, Chatham Maritime	960			Res 525 Emp 44,500 sq m	Residential 525 sq m/ University	Residential/ University	Reflects South East Plan, Medway Council's support for Higher Education, one of owners options and the Interface Land Supplementary Planning Document
8	0821	Machine Shop 8 Maritime Way Chatham Maritime			1200		Leisure/ Community 1200 sq m	Retail	Specialist retail e.g. antiques appropriate for character of building
11	0822	Land at Robins & Day (Peugeot), High St, Rochester	122			Res 84 Emp 856 sq m Retail 2275 sq m		Mixed	Reflects Corporation St. Development Brief and Star Hill/Sun Pier Planning Strategy
9	0824	Chatham Docks, Pier Road, Chatham	2065	B1 B2 B8 141750	17500	Res 1300 Emp 31500 Retail, Leis, Tour 6 ha.	Tourism/ Leisure uses	Employment	Priority given to retention of existing employment land to avoid release of greenfield sites
9	0831	2 – 4 Balmoral Gardens, Gillingham	12				Care Home	Residential	Care Home PP lapsed. Owner now proposing flats
12	0834	1 Batchelor St, off The Brook, Chatham	80	Offices 6000		Res 50 Retail 1600 sq m		Mixed	Reflects Chatham Centre & Waterfront Development Brief
12	0861	141–151 new Rd. & land at union St, Chatham	18	Offices				Residential	Priority given to meeting residential requirements

Map Ref	Site Ref	Site Name	Residential Units	Employment Sq m	Retail Sq m	Mixed	Other	Preferred Option	Reason
12	0864	King Street Chatham	17				Residential/ Open Space	Mixed	The open space is an integral part of a park. Residential on rest of site (no net gain)
12	0865	2 – 8 King St & 1 – 11 Queen St, Chatham	118	Offices 7380		Res 118 Retail 2531 sq m		Mixed	Reflects Chatham Centre & Waterfront Development Brief
12	0866	55 – 105a the Brook & 1, 5, 11 & 13 King St, Chatham	114	Offices 12240		Res 50 Retail 4113 sq m		Mixed	Reflects Chatham Centre & Waterfront Development Brief
12	0869	Wickes, New Cut, Chatham	79	Offices 18000	Retail no net gain			Residential	Reflects Chatham Centre & Waterfront Development Brief
12	0871	Chatham Railway Station	279	Offices 30400				Residential	Reflects Chatham Centre & Waterfront Development Brief
12	0872	West of Maidstone Rd, adj. Chatham Railway Station	173	Offices 8640				Residential	Reflects Chatham Centre & Waterfront Development Brief
9	0876	BT Switch Centre Green Street Gillingham	16	B1 2760				Employment	Continuation of an employment use on an existing employment site
8	0909	St Mary's Church, Dock Road Chatham		Office 1268			Community Use	Other	Use the most compatible with original function of the building as church
19	0925	Unit A Jenkins Dale Chatham		Existing use is employment B1 B2 1050			Church	Other	Planning permission granted for C.O.U. to place of worship



Appendices



Appendix 1: Sites Removed From SLAA With Reasons

Map Ref.	Site Ref.	Site Name	Sector and Reason for Removal		
			Residential	Employment	Retail
7	0457	1-3 Canal Road Strood	Completed		
4	0459	28 Church Street Hoo	Completed		
11	0461	5-8 Cossack Street Rochester	Completed		
18	0469	114a Maidstone Road Chatham	Completed		
9	0474	Mill Road and Arden Street Gillingham	Completed		
7	0481	5 St Marys Road Strood	Completed		
6	0487	Wharf Farm Wharf Lane Cliffe	Completed		
14	0495	Featherby Sports and Social Club Featherby Road Gillingham	Completed		
7	0496	Walmer House Cypress Court Frindsbury	Completed		
22	0499	Land at Kestrel Road Lordswood	Completed		
7	0500	25 Frindsbury Road Strood	Completed		
18	0504	136 Maidstone Road Chatham	Completed		
12	0507	37-43 High Street Chatham	Planning Permission Residential Care Home		
8	0513	South of Basin 1 and St Mary's Island Maritime Way	Completed		Completed
11	0518	32 New Road/Five Bells Lane Rochester	Completed		
2	0521	Former Junior School Site Avery Way Allhallows	Completed		
12	0531	39-41 High Street Chatham			Completed
18	0548	69 City Way Rochester	Planning Permission Student Accommodation Below Threshold		
2	0552	Land adjoining Rose & Crown Stoke Road, Allhallows	Completed		
8	0558	43-45 Wood Street Brompton	Completed		
18	0560	Land rear of 94-106 Maidstone Road Chatham	Completed		
7	0678	Land at Commissioners Road, Strood		Completed	
8	0819	Pump House 7, Leviathan Way, Chatham Maritime			Planning Permission For Other Weddings

Appendix 2: New Sites Included in the First Review of SLAA

Site Ref	Site Name	Residential	Employment	Retail
0291	Adj. To 62 Sir Evelyn Road Borstal Rochester	G		
0343	25 & rear of 33 Swain Road Rainham	PDL		
0530	389 High Street Chatham			PDL
0539	Ancaster Garage site Station Road Strood		PDL	
0543	5 High Street Gillingham			PDL
0725	Garages at Chatham Grove Chatham	PDL		
0809	18-20 High Street Gillingham	PDL		
0820	Interface Land, Chatham Maritime	PDL		
0885	2 – 8 Cooling Road Frindsbury Rochester	PDL		
0911	Hallwood House Kestrel Road Lordswood Chatham	PDL		
0912	17 & 19 Campion Close Walderslade Chatham	PDL		
0913	181 Bells Lane Hoo Rochester	PDL		
0914	Bridgeside, Warwick Crescent Rochester	PDL		
0915	5 Otway Terrace Chatham	PDL		
0916	1 Church Street Gillingham	PDL		PDL
0923	Land adj. Twydall Enterprise Centre Lower Twydall Lane Gillingham		G	
0925	Unit A Jenkins Dale Chatham		PDL	
0952	2 High Street Rainham		G	

Appendix 3: Proportion Of Previously Developed Sites in the SLAA

Housing

Type	Quantity	%
PDL	156	88.1
Greenfield	18	10.2
Mixed	3	1.7
	177	

Employment

Type	Quantity	%
PDL	46	76.7
Greenfield	11	18.3
Mixed	3	5
	60	

Other

Type	Quantity	%
PDL	38	80.9
Greenfield	5	10.6
Mixed	4	8.5
	47	

Retail

Type	Quantity	%
PDL	41	89.1
Greenfield	3	6.5
Mixed	2	4.4
	46	

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