

# Medway Strategic Land Availability Assessment (SLAA)

*Update January 2012*



*Medway Local Development Framework*





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# Strategic Land Availability Assessment, Update January 2012

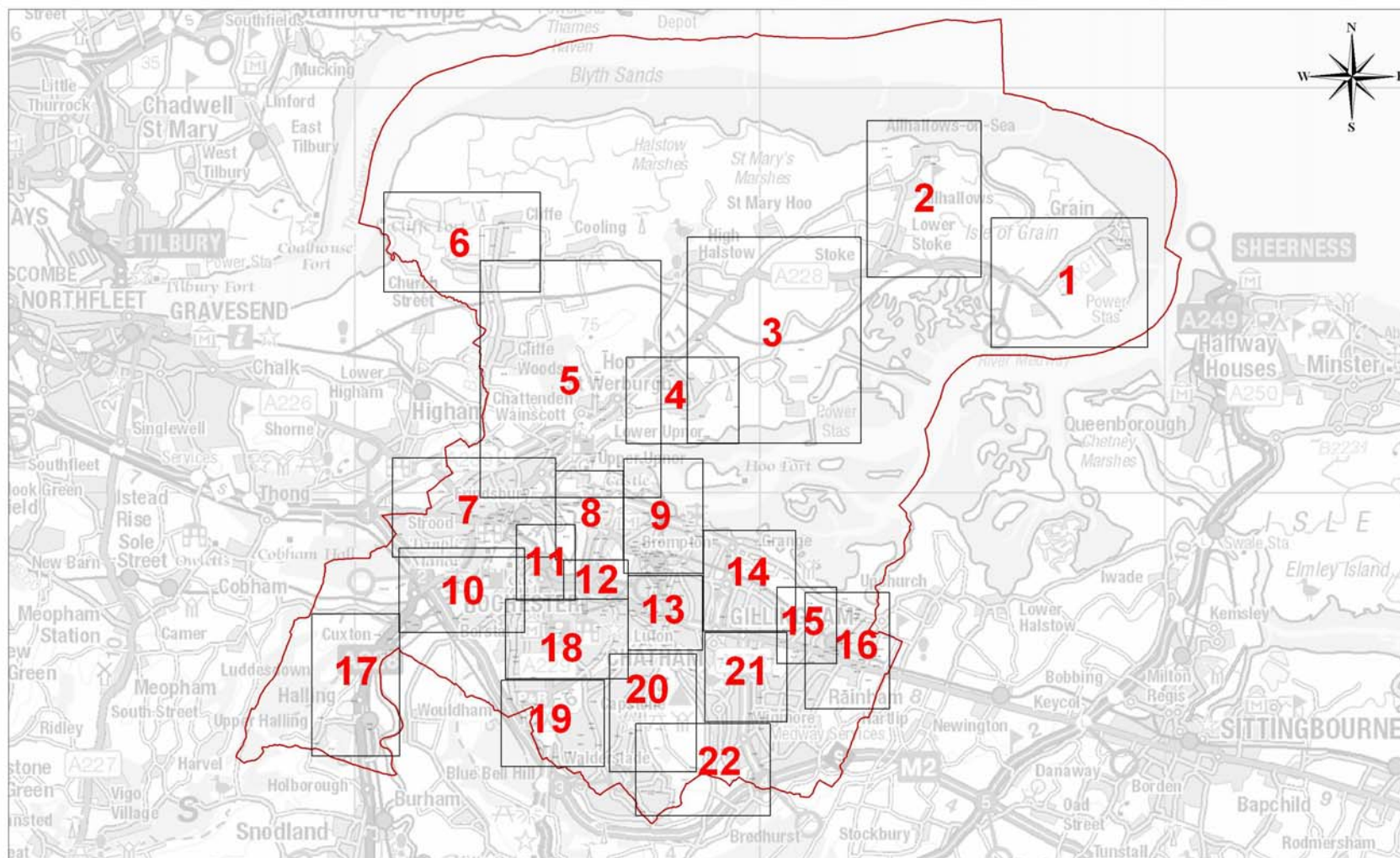
- 01 The Strategic Land Availability Assessment (SLAA) assesses the suitability, availability and deliverability of sites to meet Medway's requirement for residential, employment, retail and other uses for at least 15 years.
- 02 Each year, the Council carries out a survey of planning permissions granted 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 2011.
- 03 Medway Council published its first SLAA In November 2010, this was followed by a first review (May 2011), whereby the findings represented a snapshot of the position at the end of March, 2010.
- 04 As there is still an ample supply of sites to meet Medway's development requirements, this update has not attempted to identify new sites, other than those that have come forward through the development management planning system.
- 05 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. However, this update has sought the input of developers/landowners, seeking comments on the accuracy of the estimated phasing for each site. A copy of the letter that was sent out is available in appendix 4.
- 06 This review does not repeat the explanation of the original methodology; it concentrates on updating the relevant site location maps, tables and housing trajectory. The review should be read together with the original SLAA to obtain a complete picture of the SLAA preparation process.
- 07 Sites which were in the previous SLAA publications and which have been fully completed during the years 2009-2011 have been removed from the tables and maps, however completions have been taken into account in updating 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 in order to show the number of units or floorspace remaining uncompleted.
- 08 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.
- 09 The housing trajectory shows the actual completions during the previous years. During 2010/11 the number of completions fell to 672 dwellings. Further years of lower completion rates are forecast, before a revival in 2015/16.
- 10 The trajectory shows a cumulative deficit for each year from 2006. Medway's annual requirement is 815 units, with a 5-year requirement of 4,075. The Trajectory table 5 identified a potential supply of 4,627 dwellings for 2012 to

2017, 5,929 for 2017 to 2022 and 3,617 for 2022 to 2027. The deficit of 458 dwellings at the end of the third period will be offset by a cumulative surplus over the whole period of 1,948 dwellings. A further 508 units have been phased for 2027-2028, which should come forward within the life of the Core Strategy.

- 11 A total of 881,737 sq.m. of employment floorspace has been identified in table 2, for completion for the 17 years between 2011 and 2028. Of this total, 715,742 sq.m. is accounted for by the two sites at Kingsnorth and the Isle of Grain, leaving approximately 166,000 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 just under 500,000 sq.m. will more than provide for any additional requirement from 2026 to 2028.
- 13 A total of 129,401 sq.m. of retail floorspace has been identified in table 3, for completion between 2011 and 2028. 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.
- 14 New sites with planning permission added to the SLAA in this update are listed in appendix 2. This shows that previously developed land is still coming forward for development, with 18 sites out of 19 being previously developed. The proportion of previously developed sites for each land use category is shown in appendix 3, with approximately 83% for residential, 81% for employment, 91% for retail and 76% 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 175 residential sites, 130 are solely residential and 45 are mixed use; of 57 employment sites, 28 are solely employment and 29 are mixed use; of 44 retail sites, 7 are solely retail and 37 are mixed use and of 42 other sites, 23 are single use and 19 are mixed use.
- 16 The tables have been numbered in the same order as in the previous SLAAs so that, for example, table 1 applies to residential sites in all documents. Table 6 Sites Rejected After Assessment, has been omitted from this document because no changes have been made to it.



## Site Location Maps



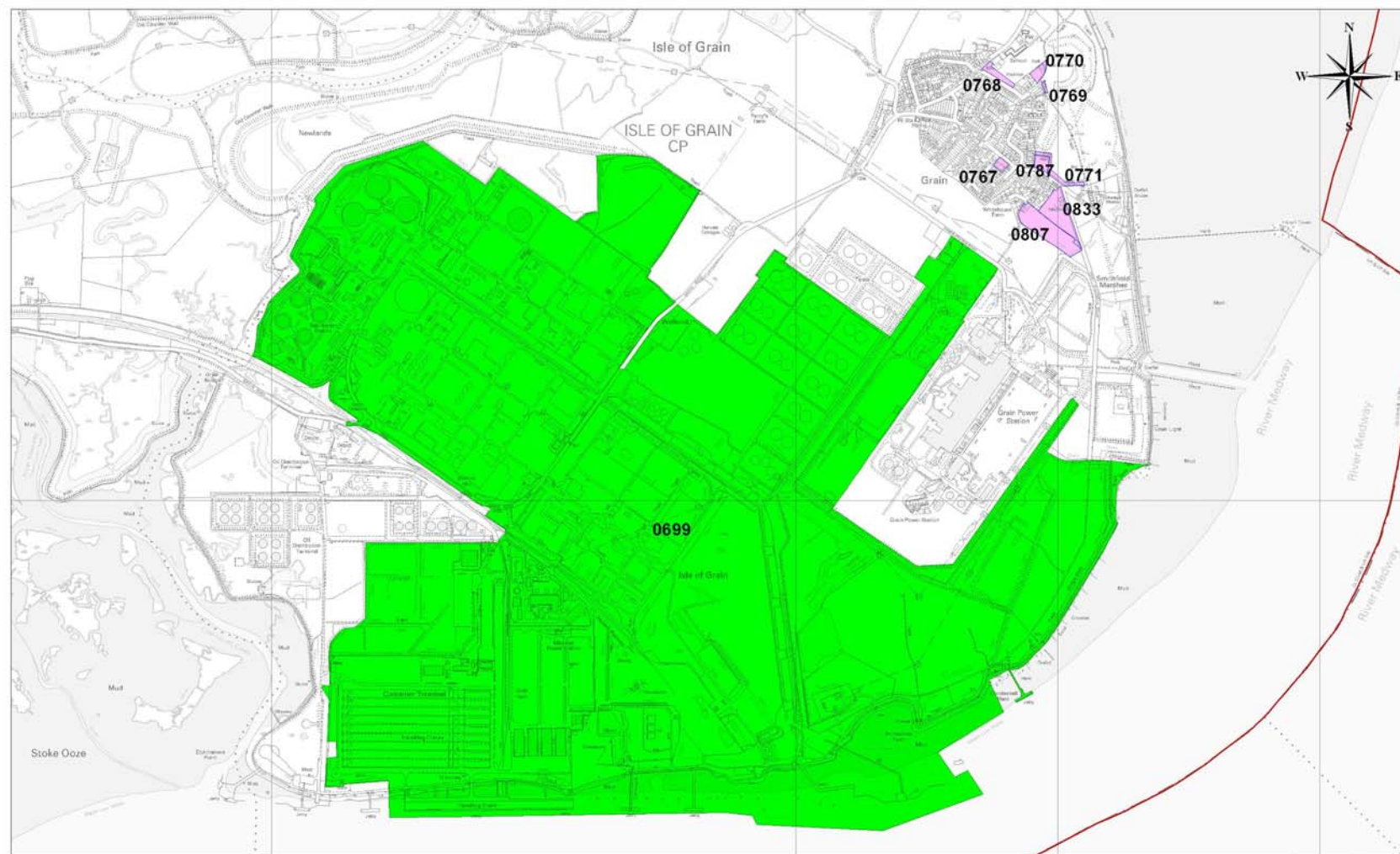
**SLAA Site Location - Map reference numbers (Map 1 to Map 22)**

— Medway Boundary

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**SLAA Site Location: Map 1**

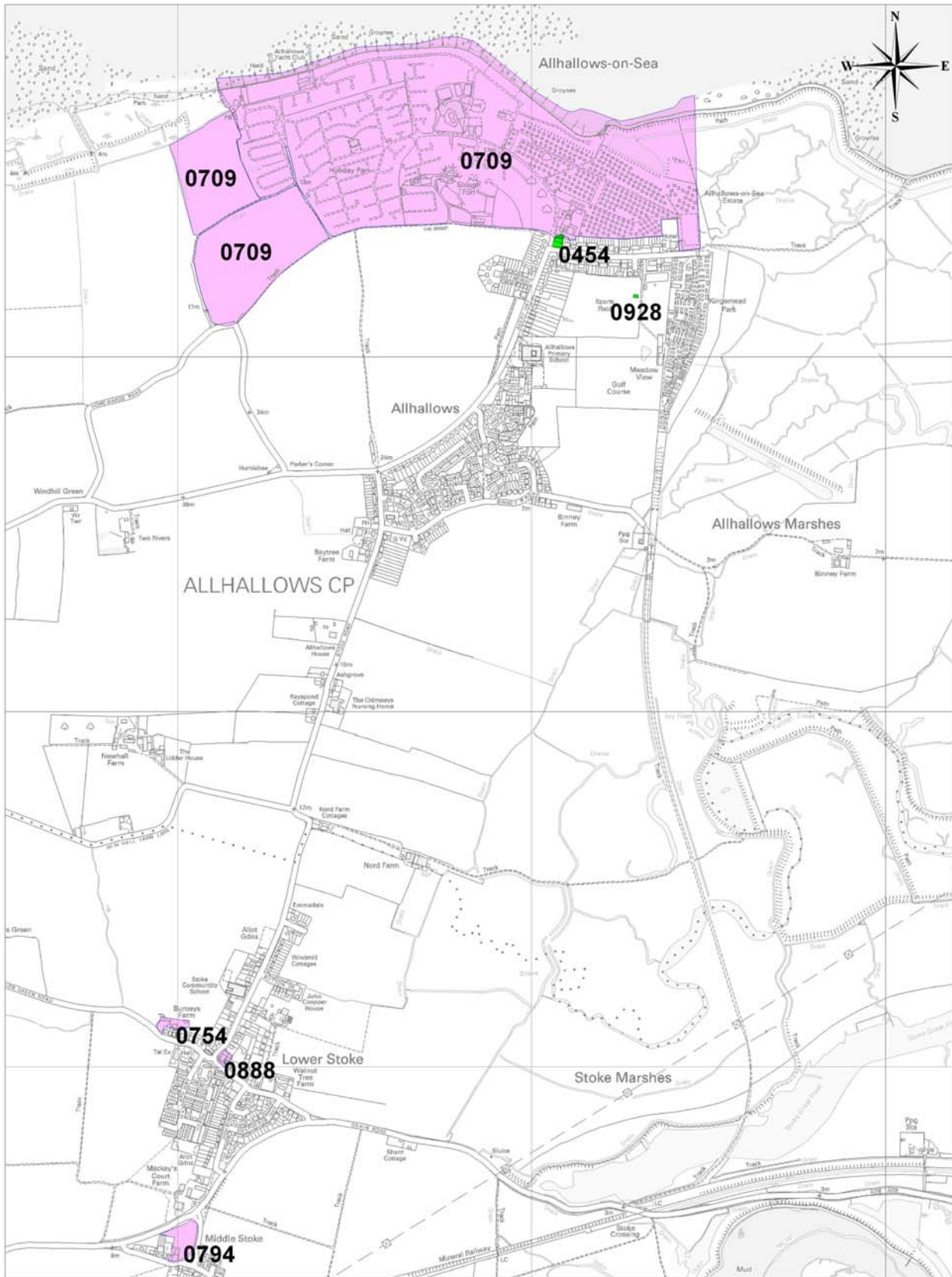
- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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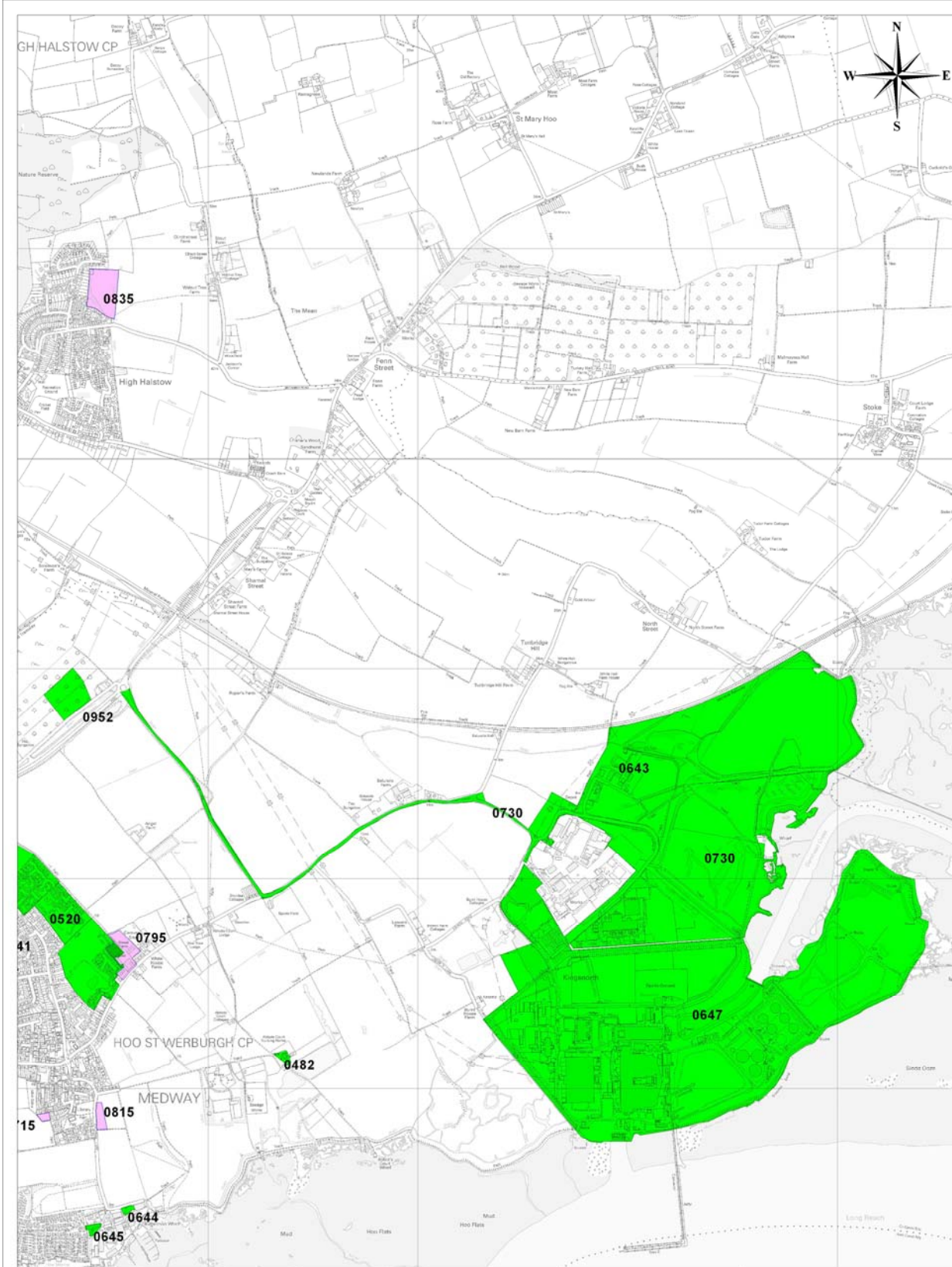




**SLAA Site Location: Map 2**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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**SLAA Site Location: Map 3**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

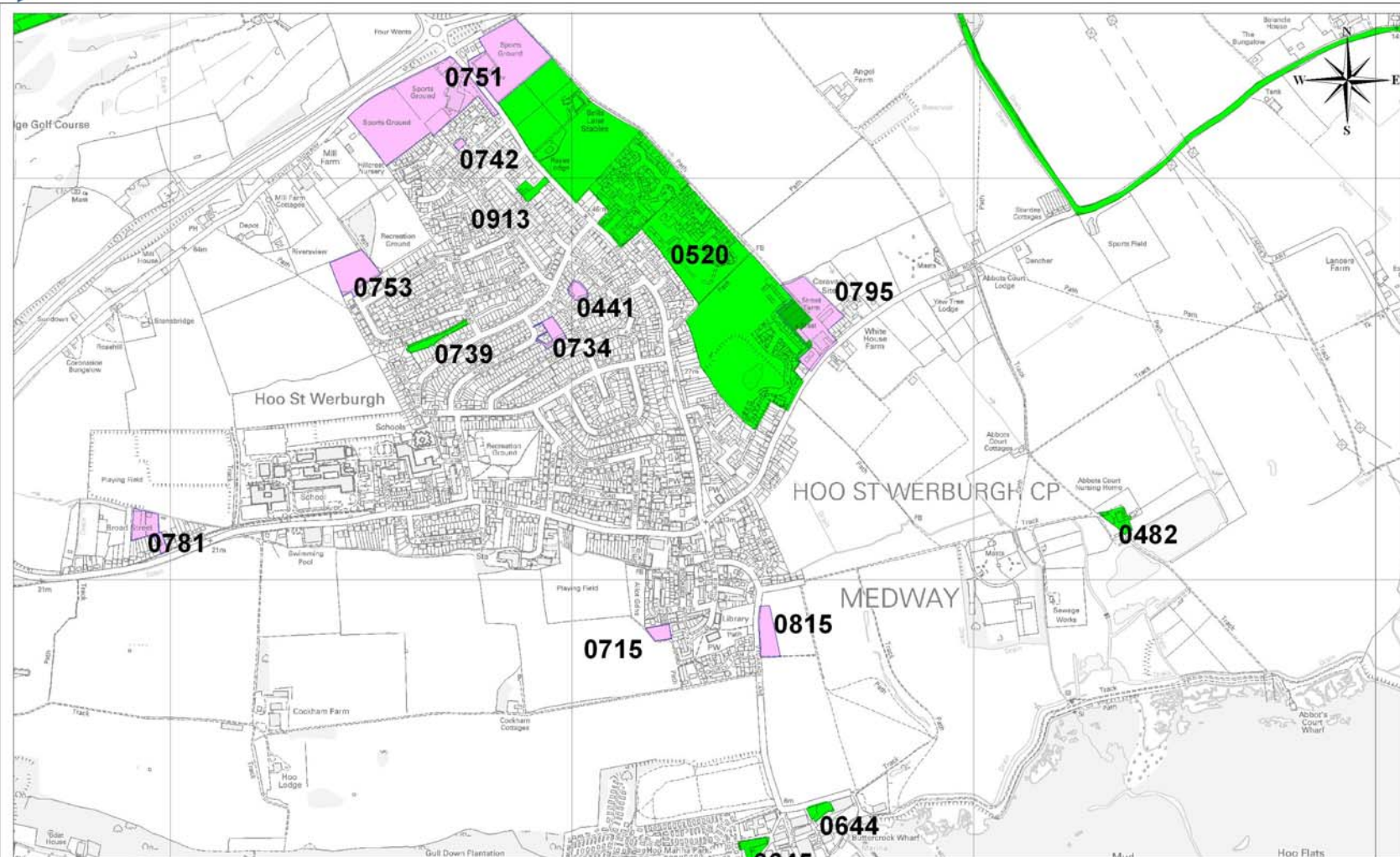
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SLAA Site Location: Map 4

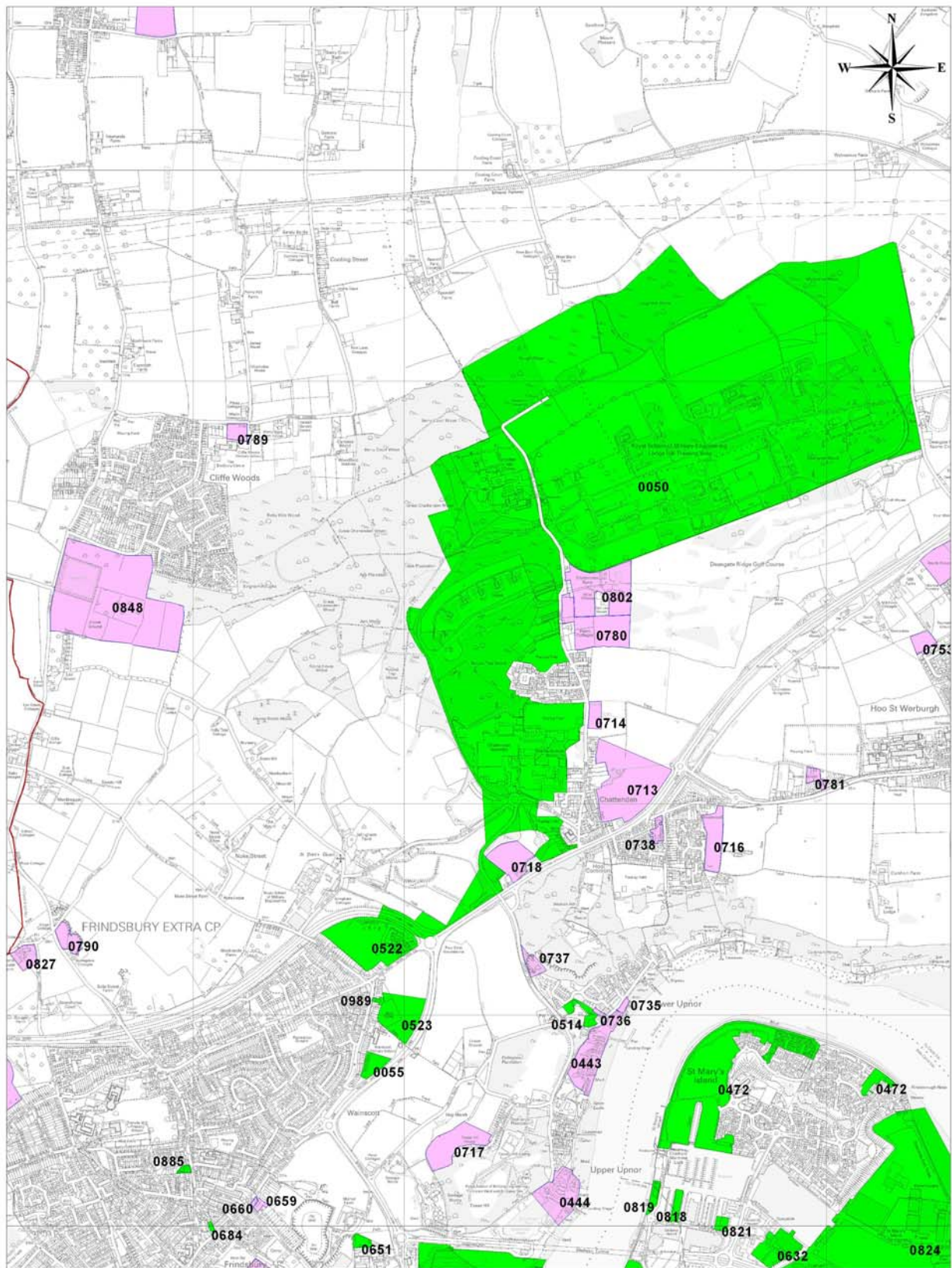
- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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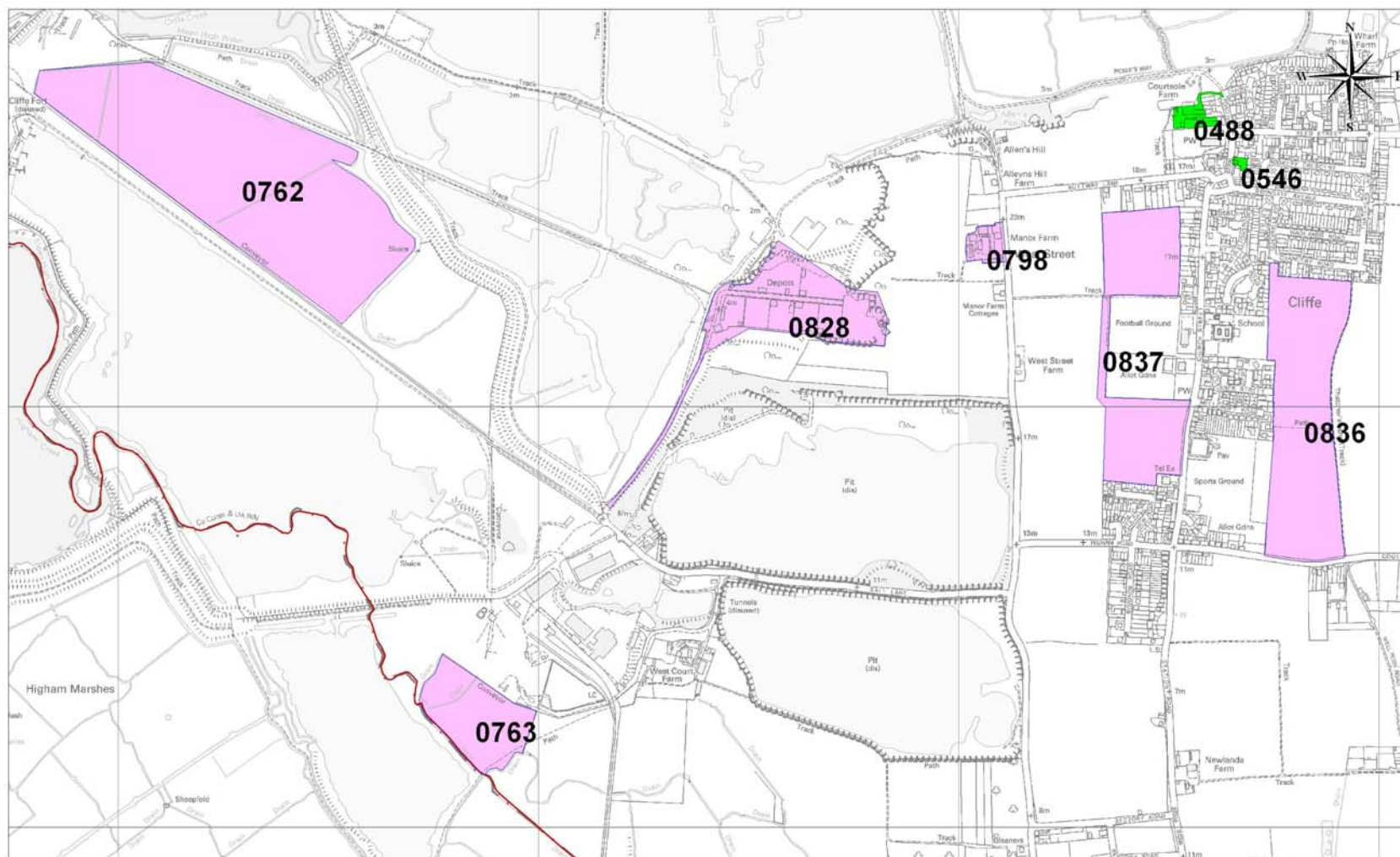
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**SLAA Site Location: Map 5**

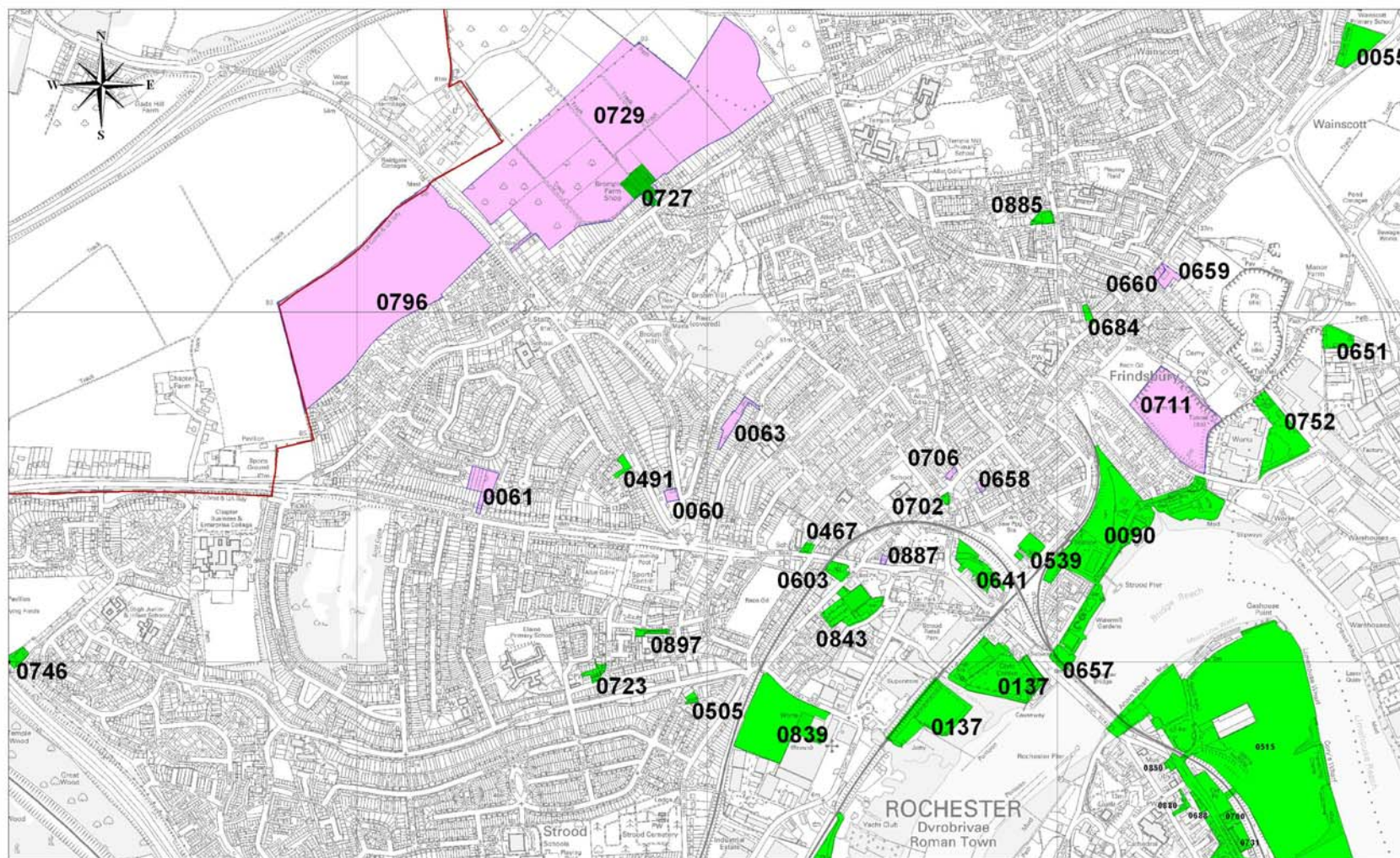
- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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SLAA Site Location: Map 6

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary



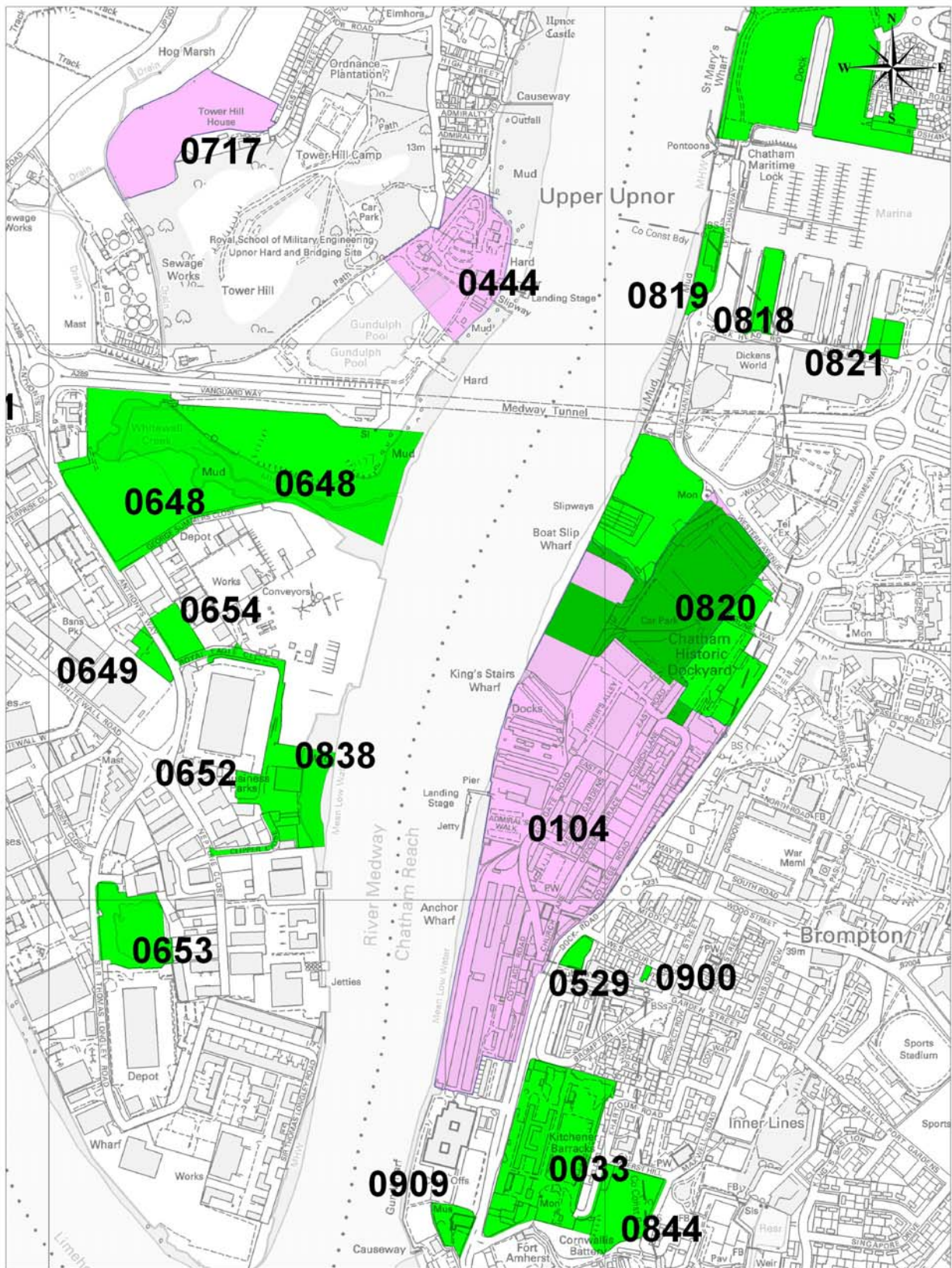
SLAA Site Location: Map 7

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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**SLAA Site Location: Map 8**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

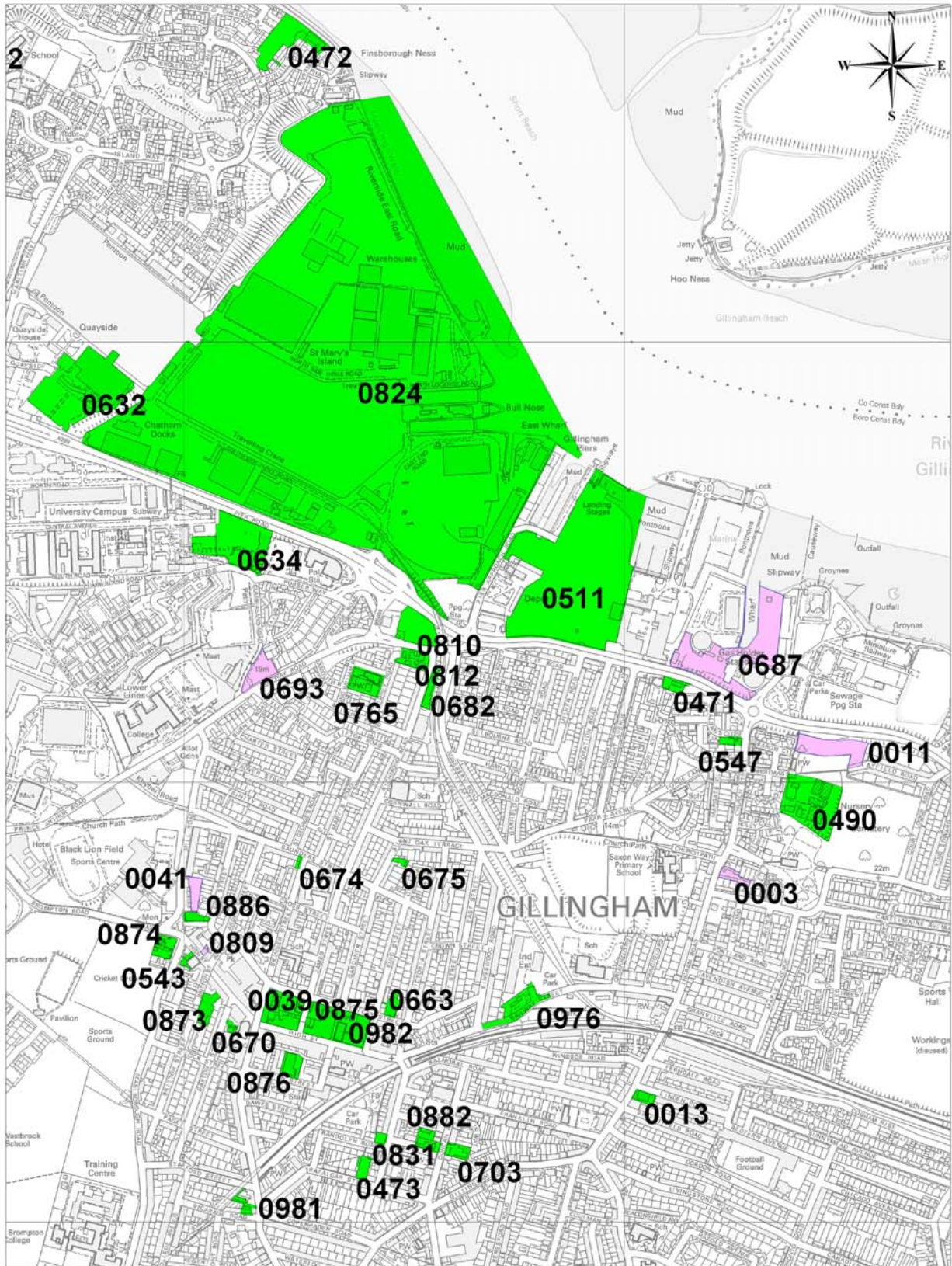


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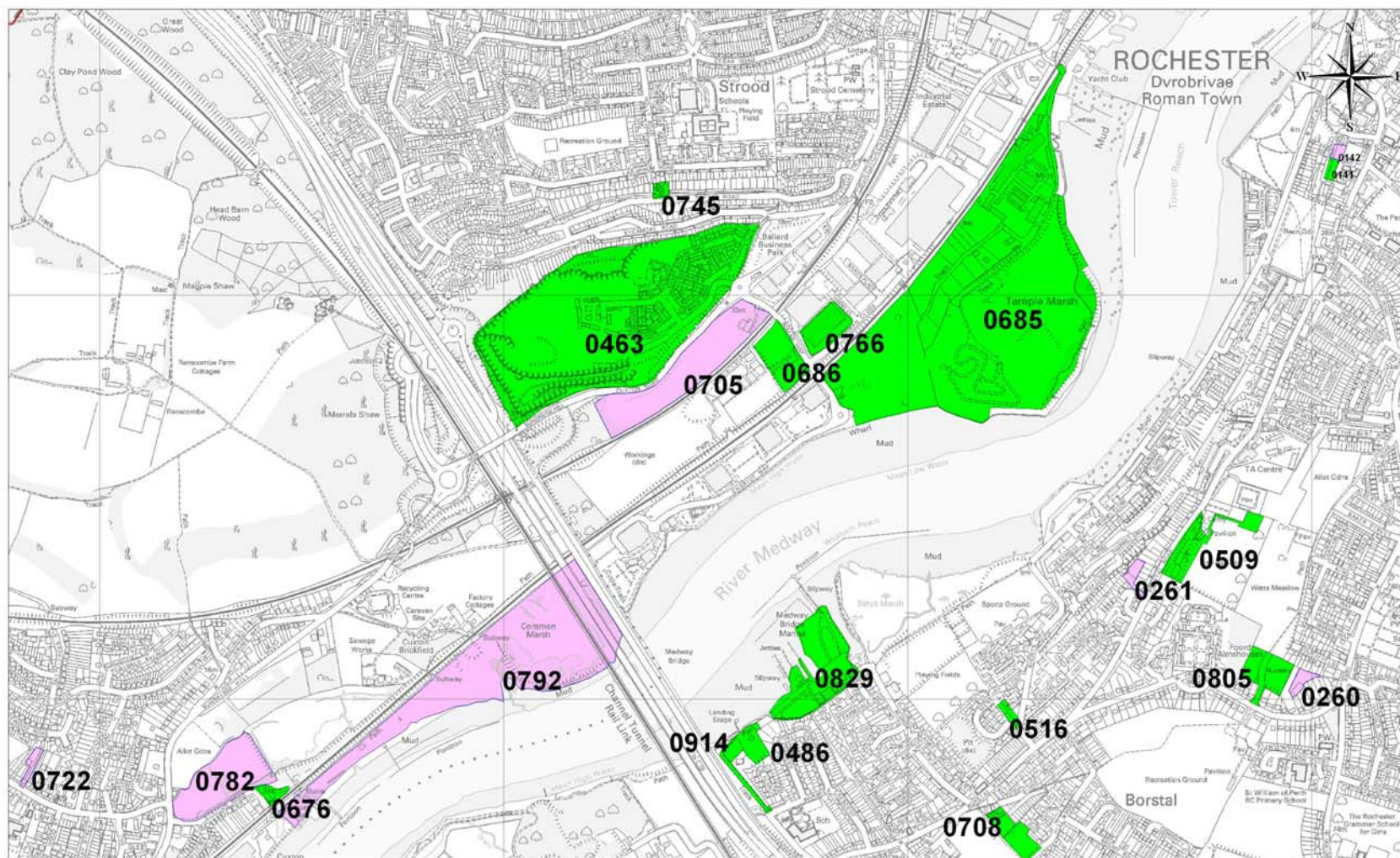


SLAA Site Location: Map 9

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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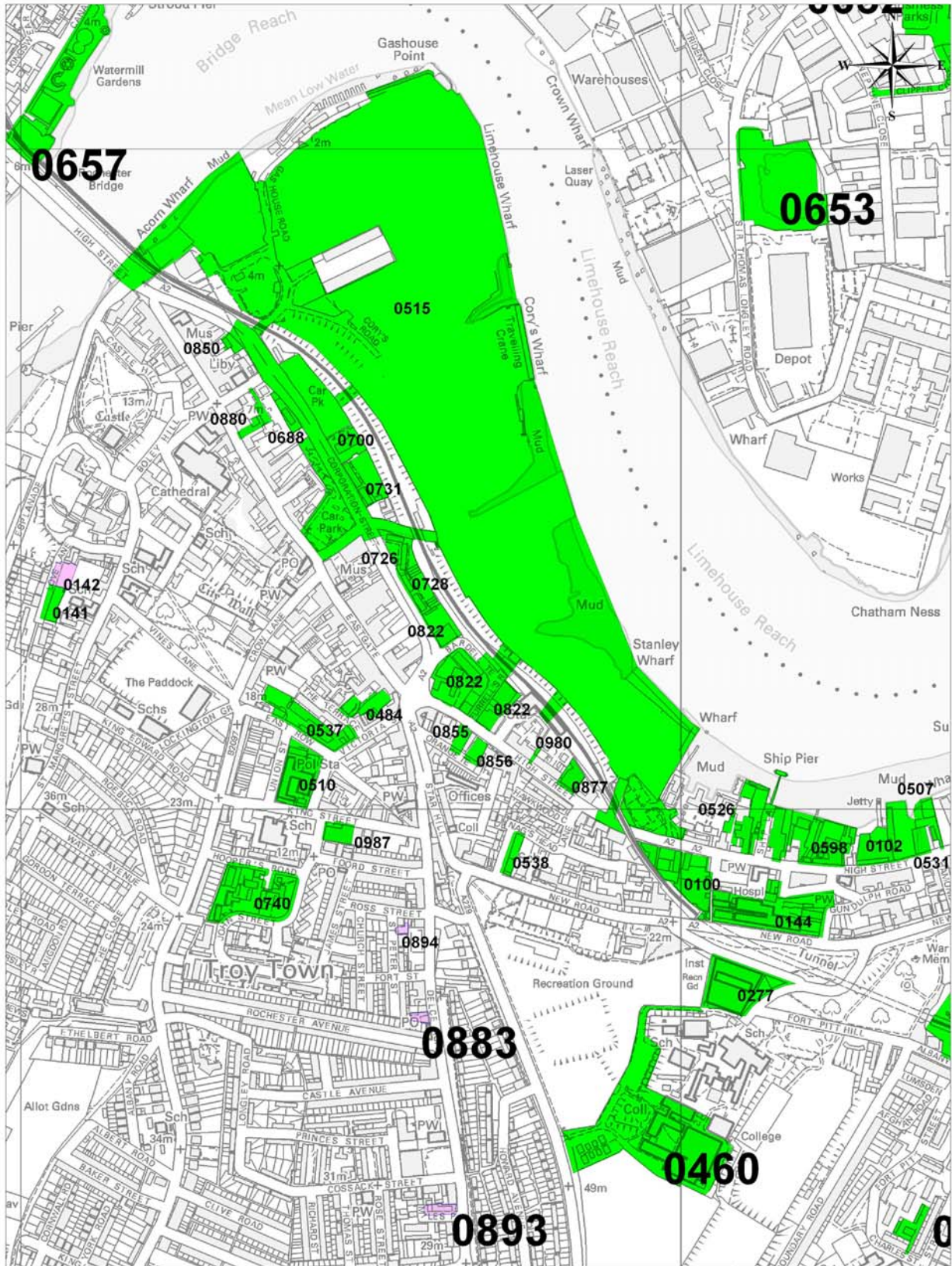
SLAA Site Location: Map 10

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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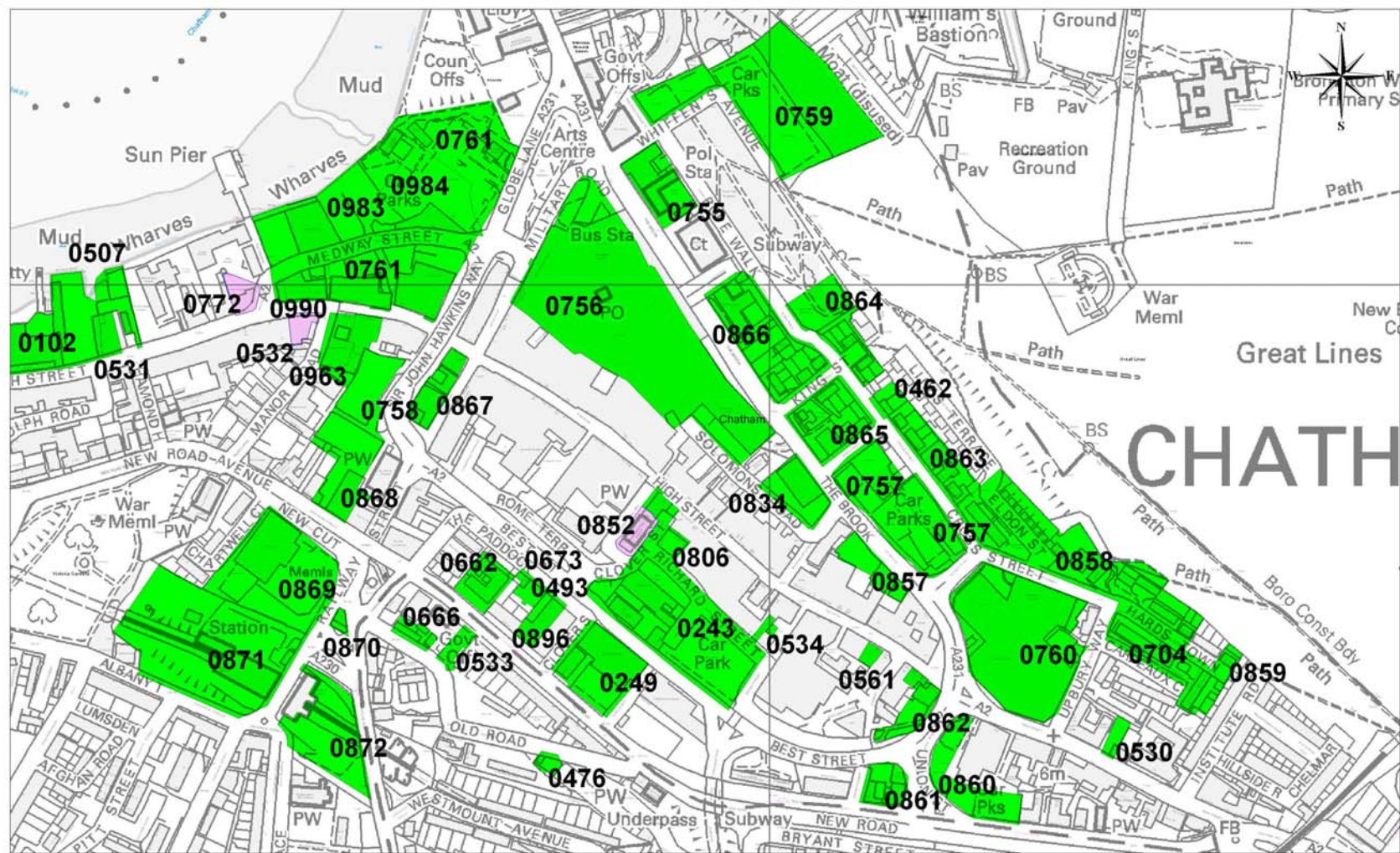
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**SLAA Site Location: Map 11**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

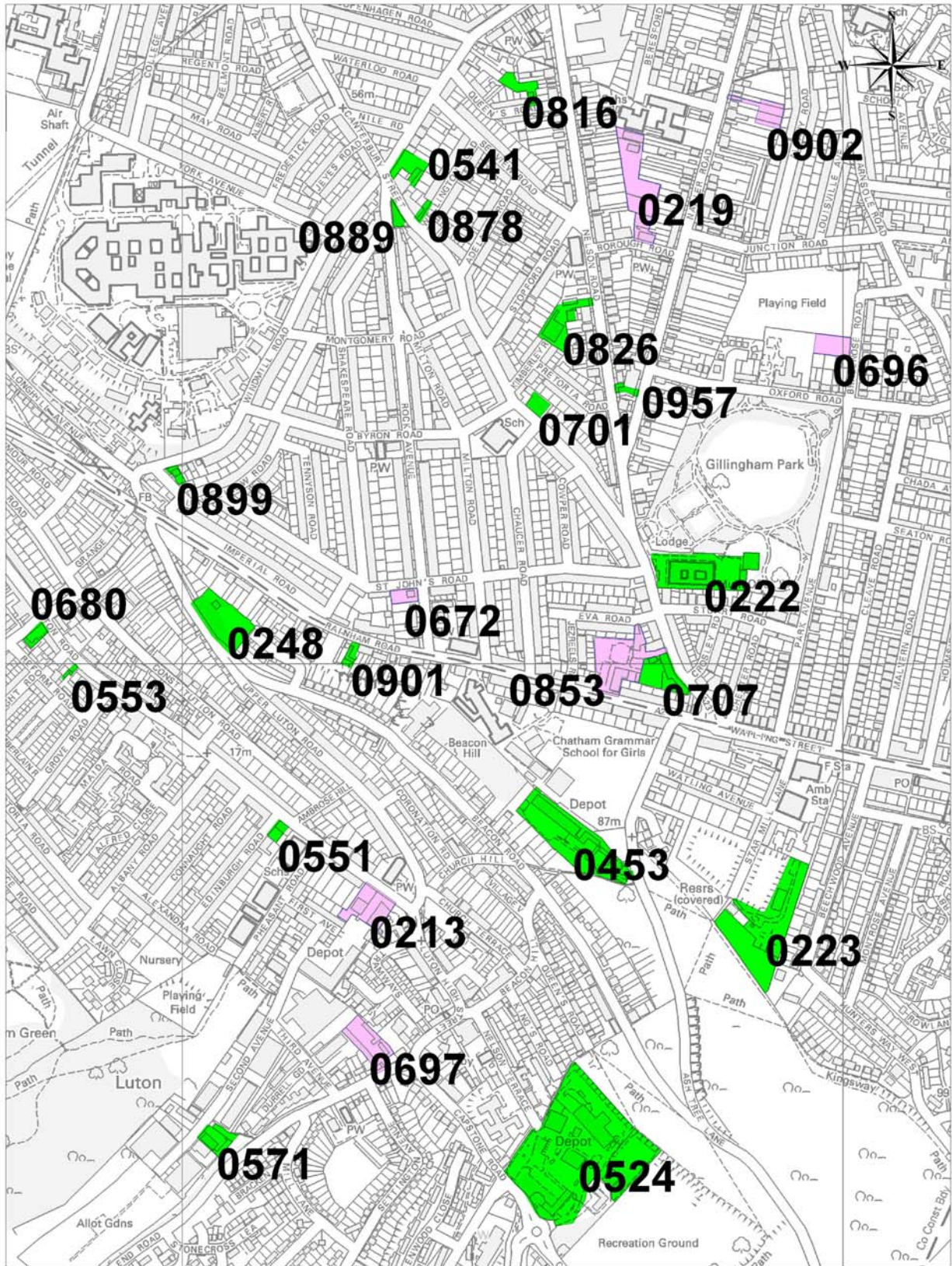
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SLAA Site Location: Map 12

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

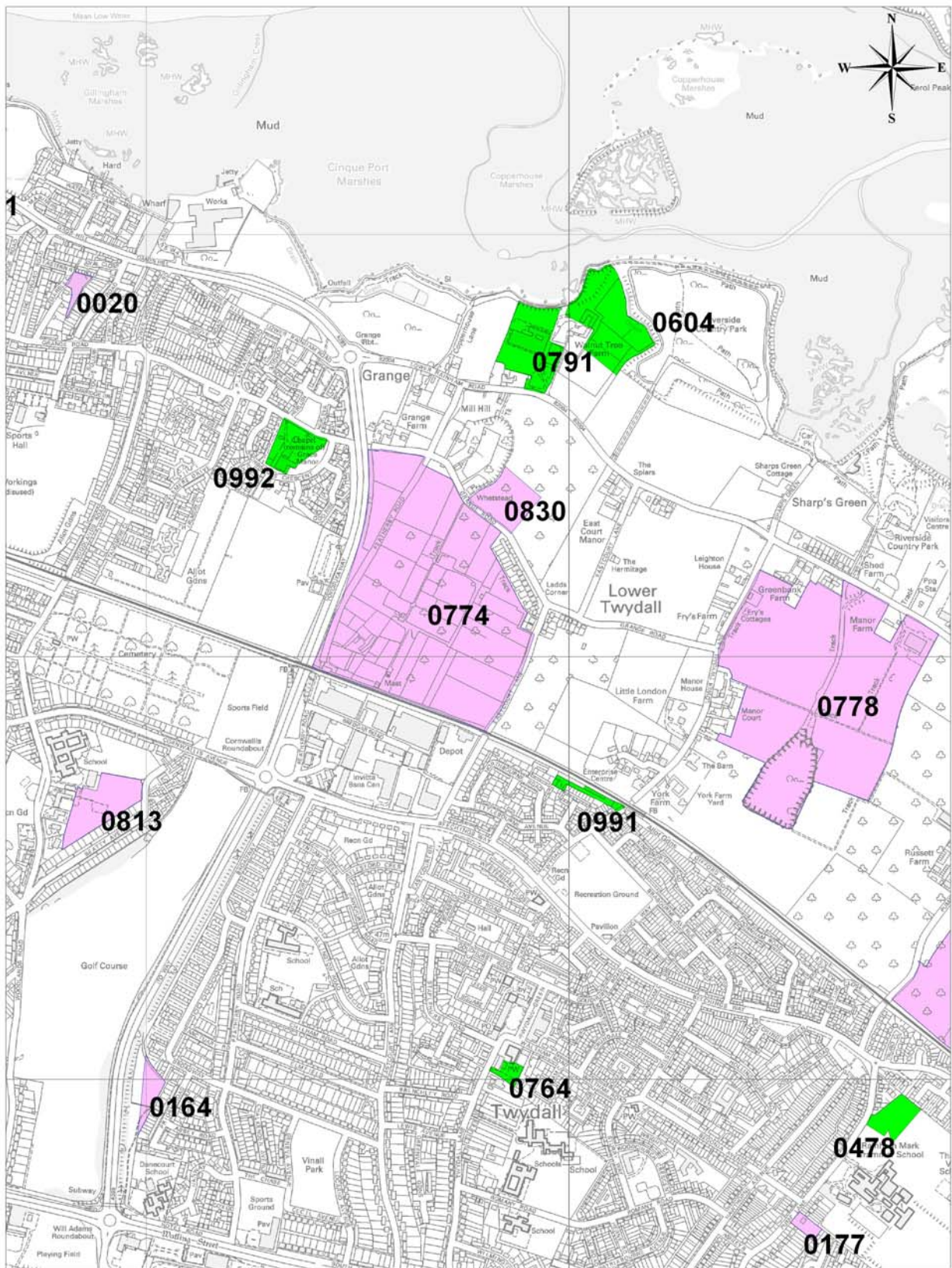
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**SLAA Site Location: Map 13**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

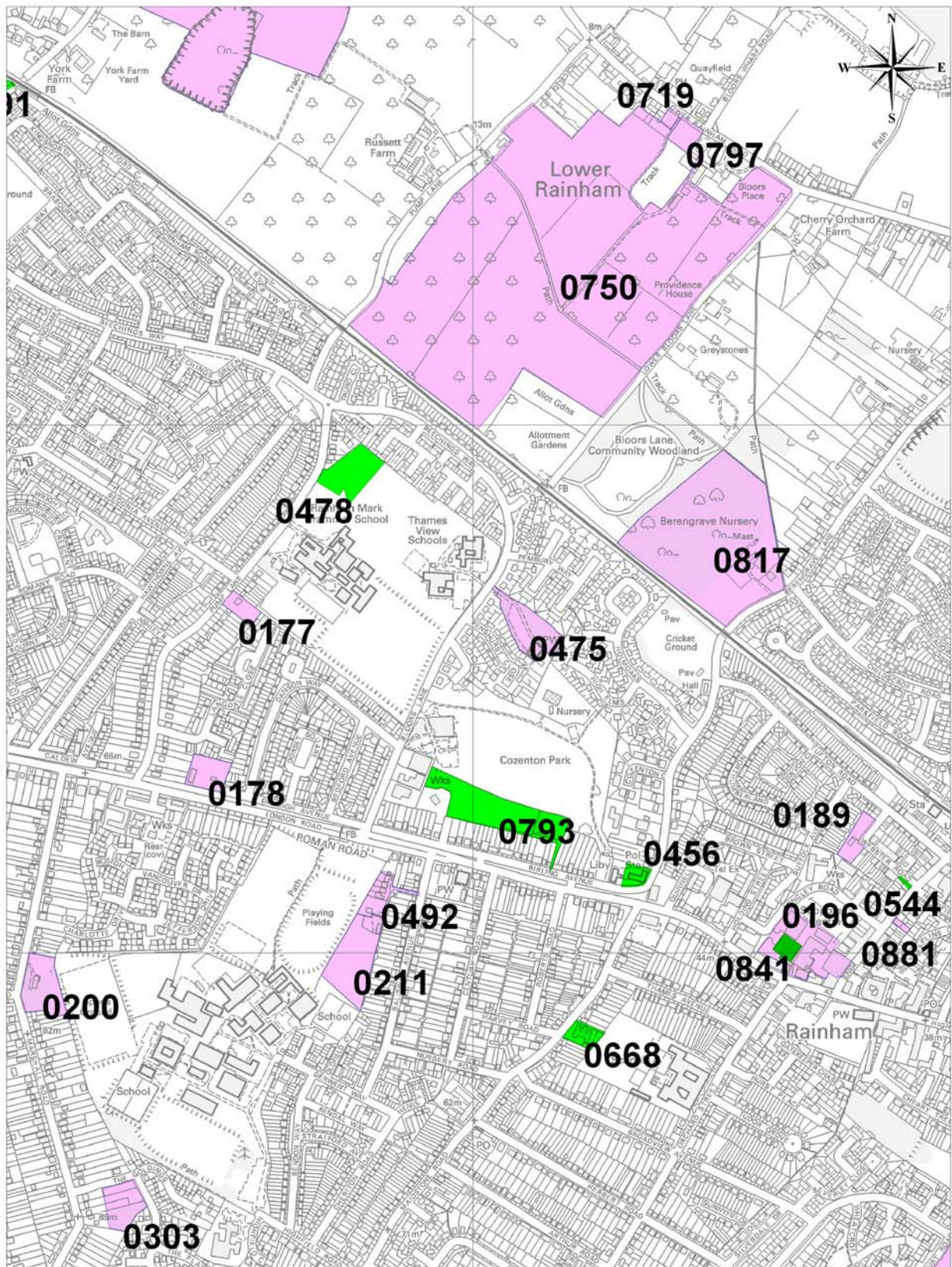
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SLAA Site Location: Map 14

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

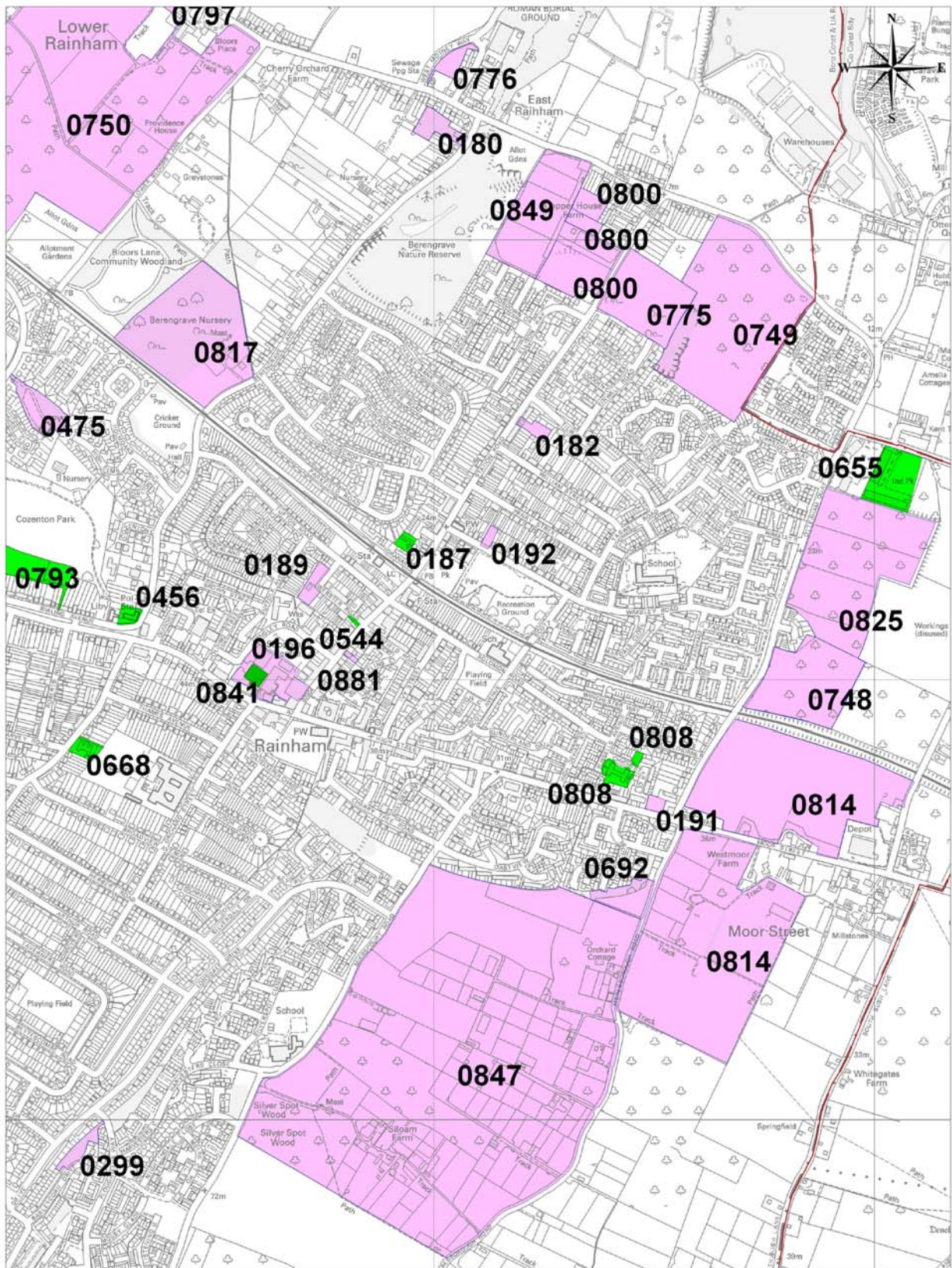
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SLAA Site Location: Map 15

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

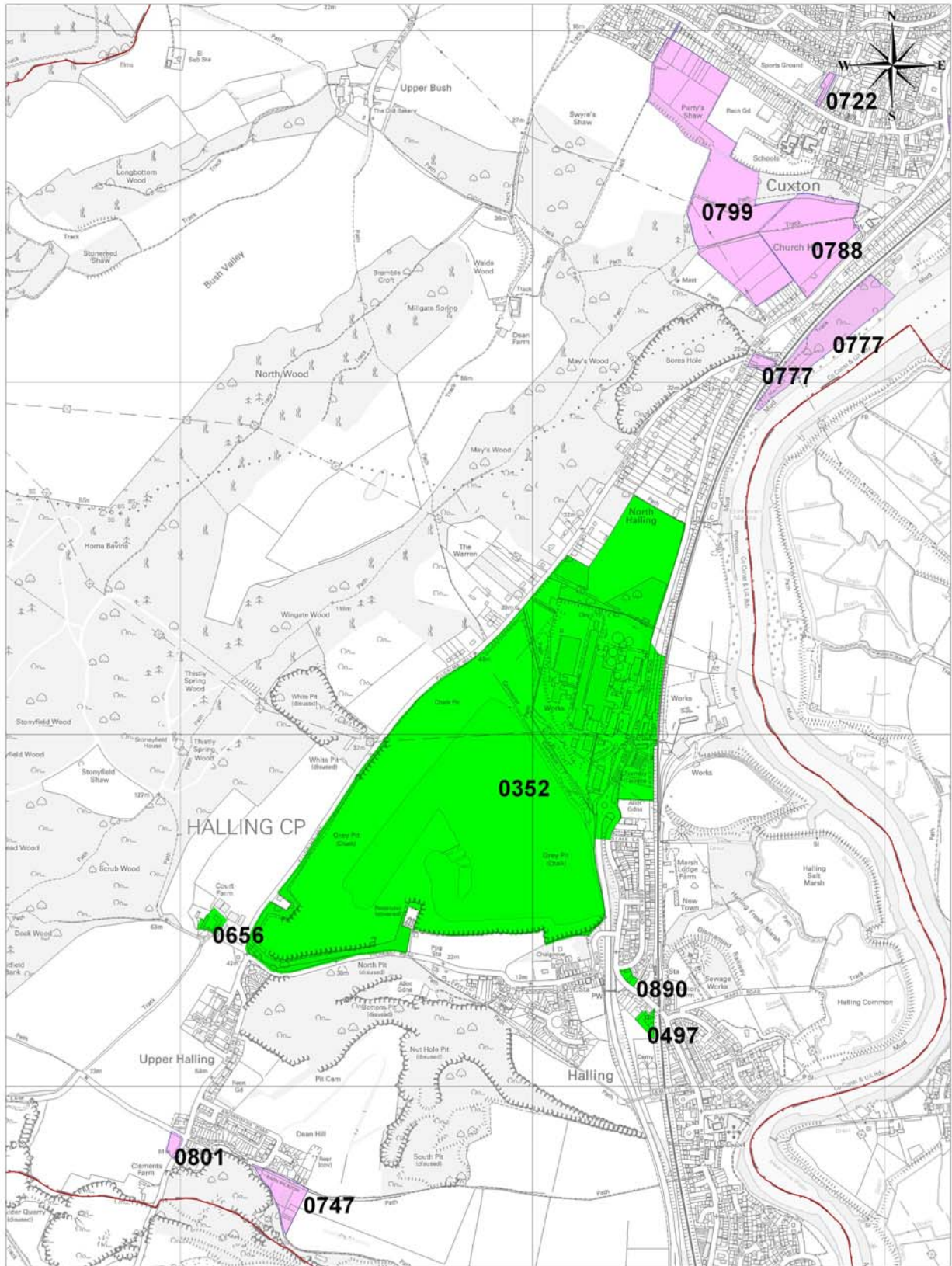
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**SLAA Site Location: Map 16**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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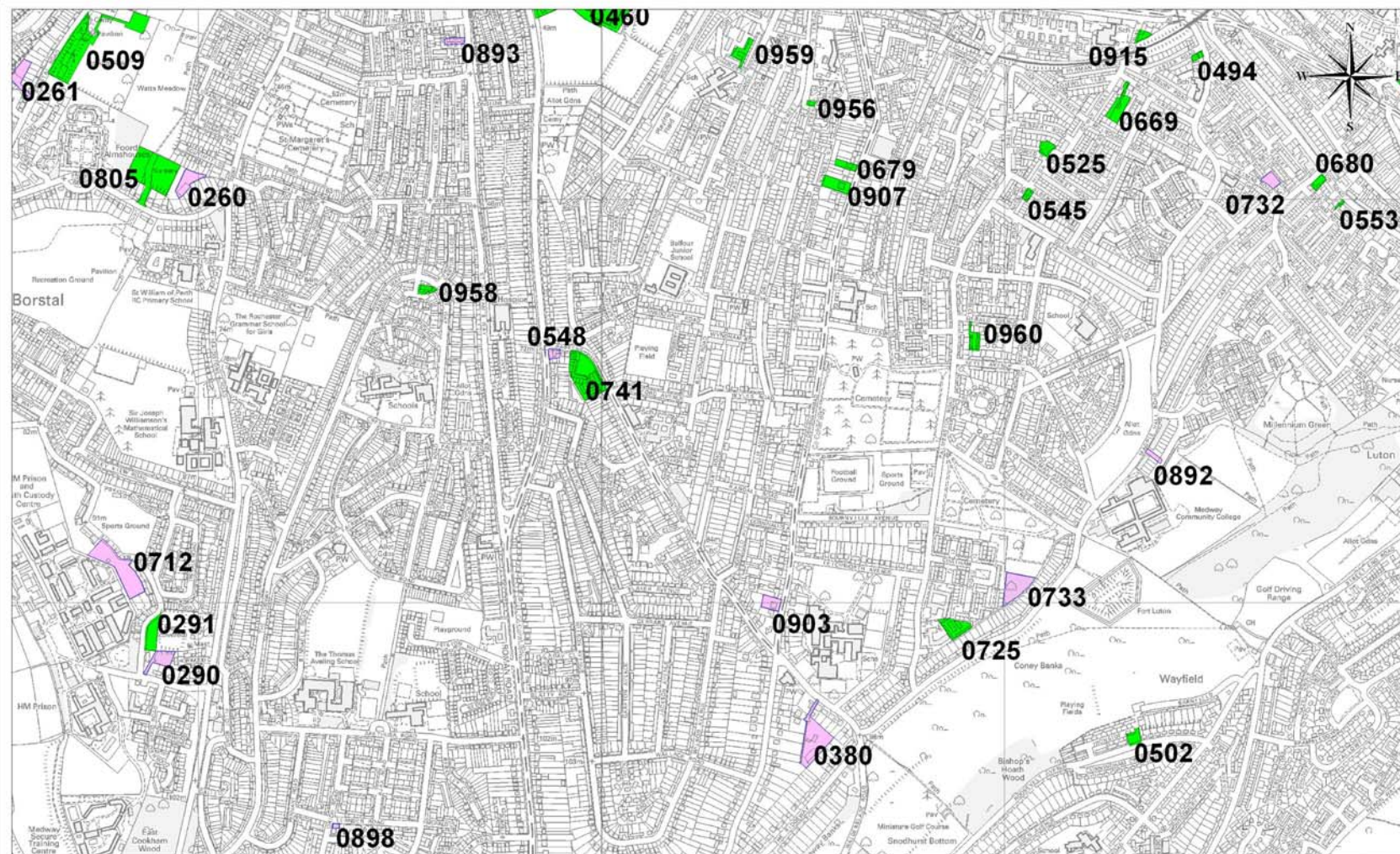


**SLAA Site Location: Map 17**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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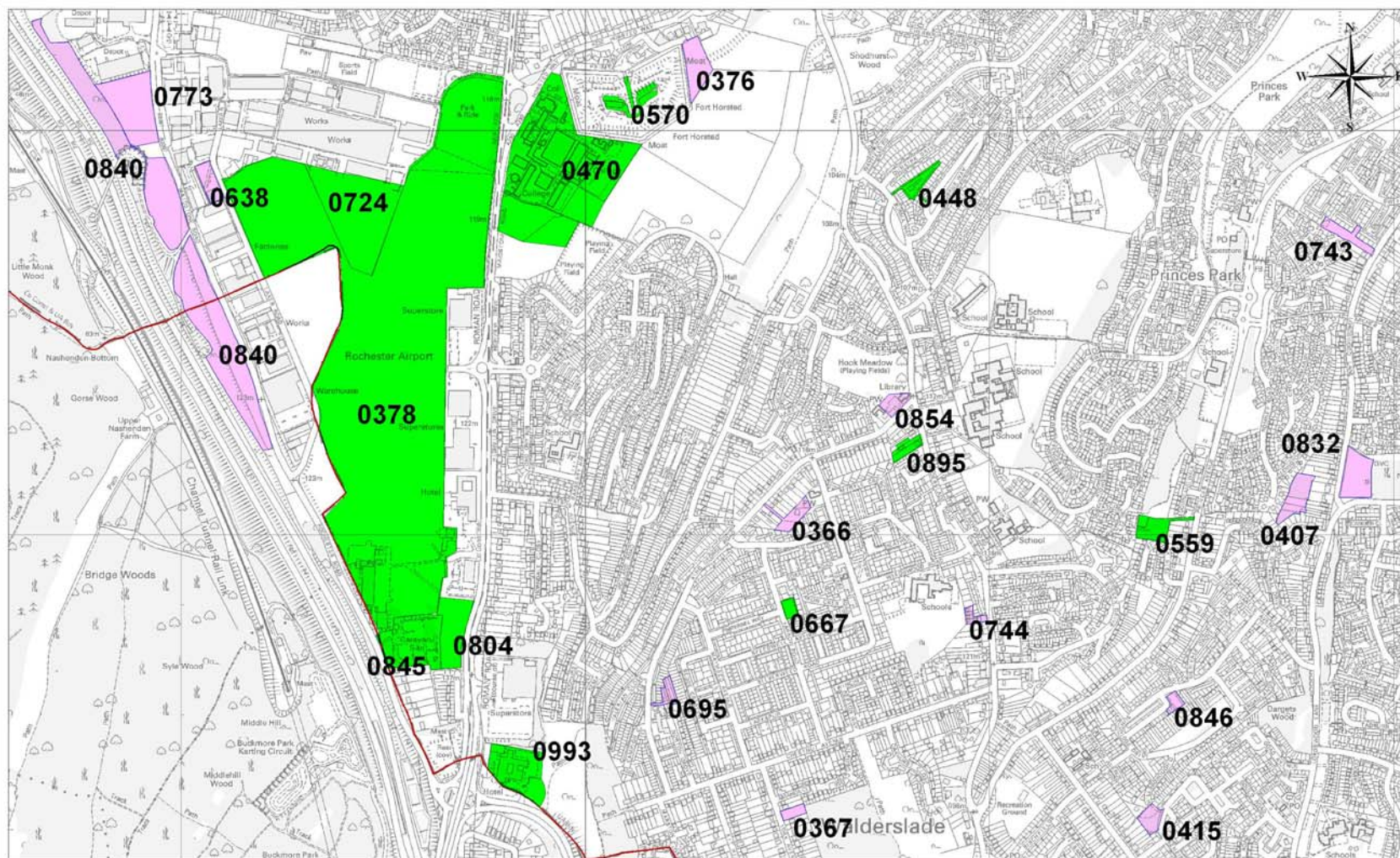
SLAA Site Location: Map 18

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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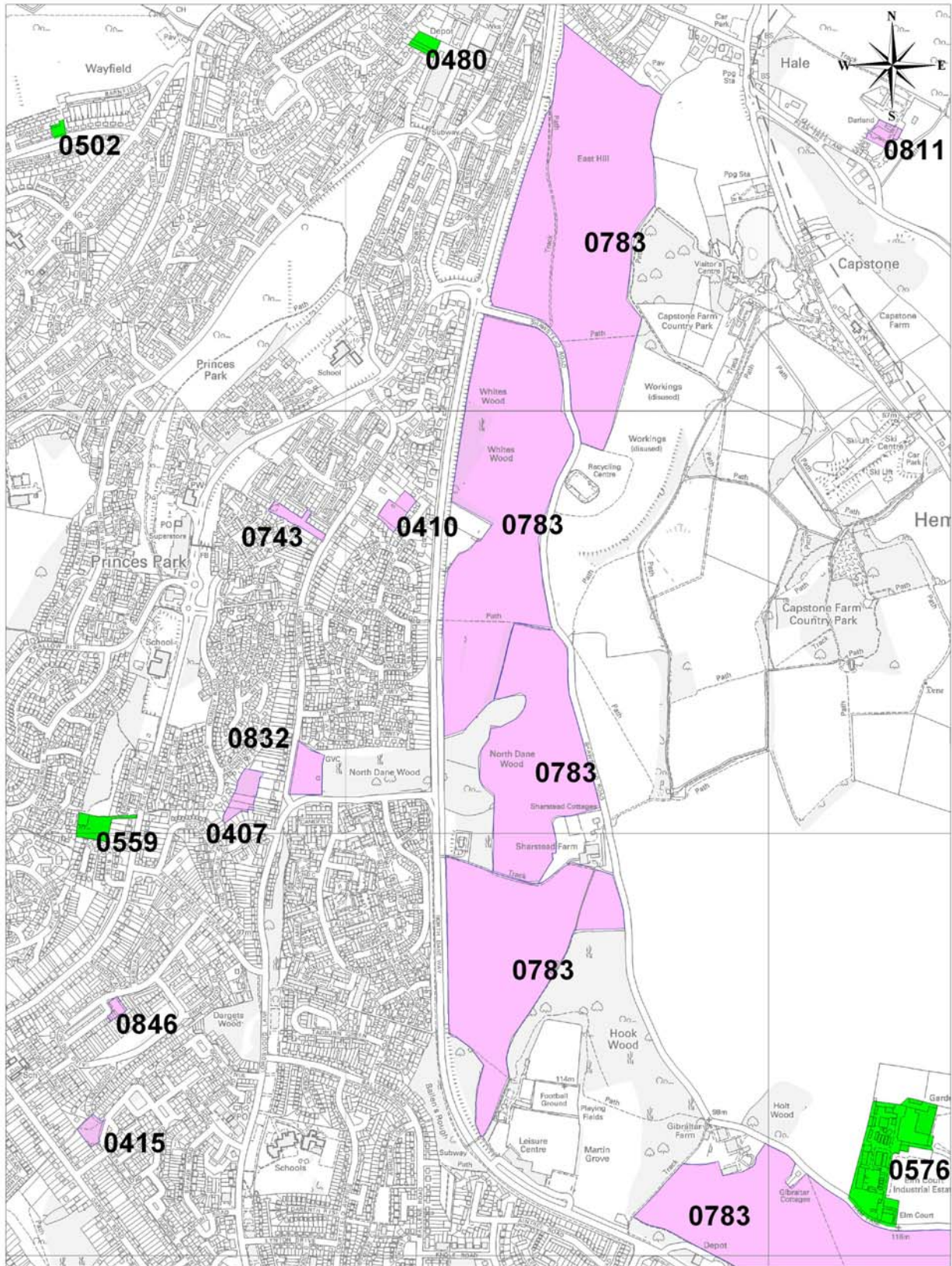
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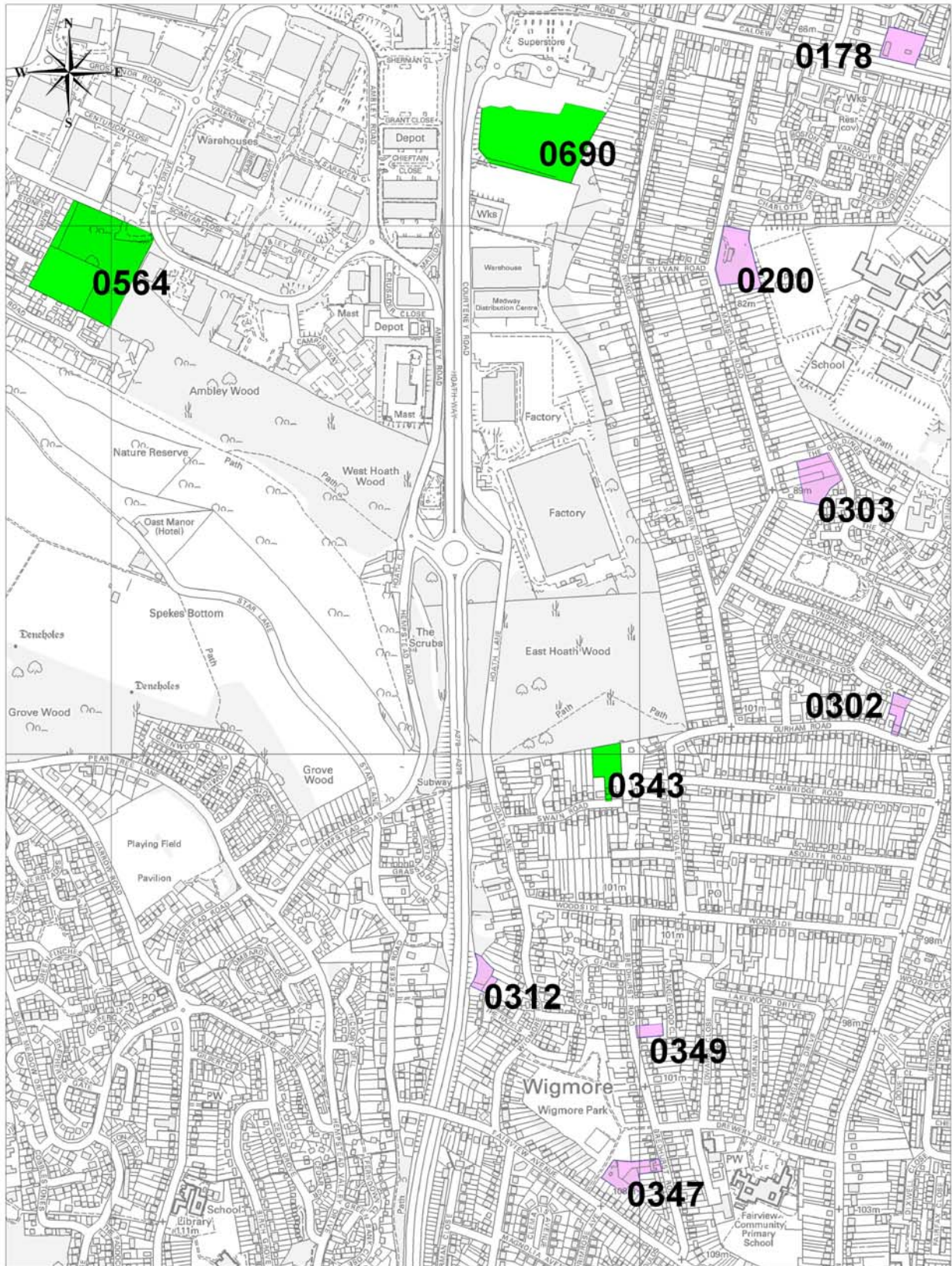
SLAA Site Location: Map 19

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary



SLAA Site Location: Map 20

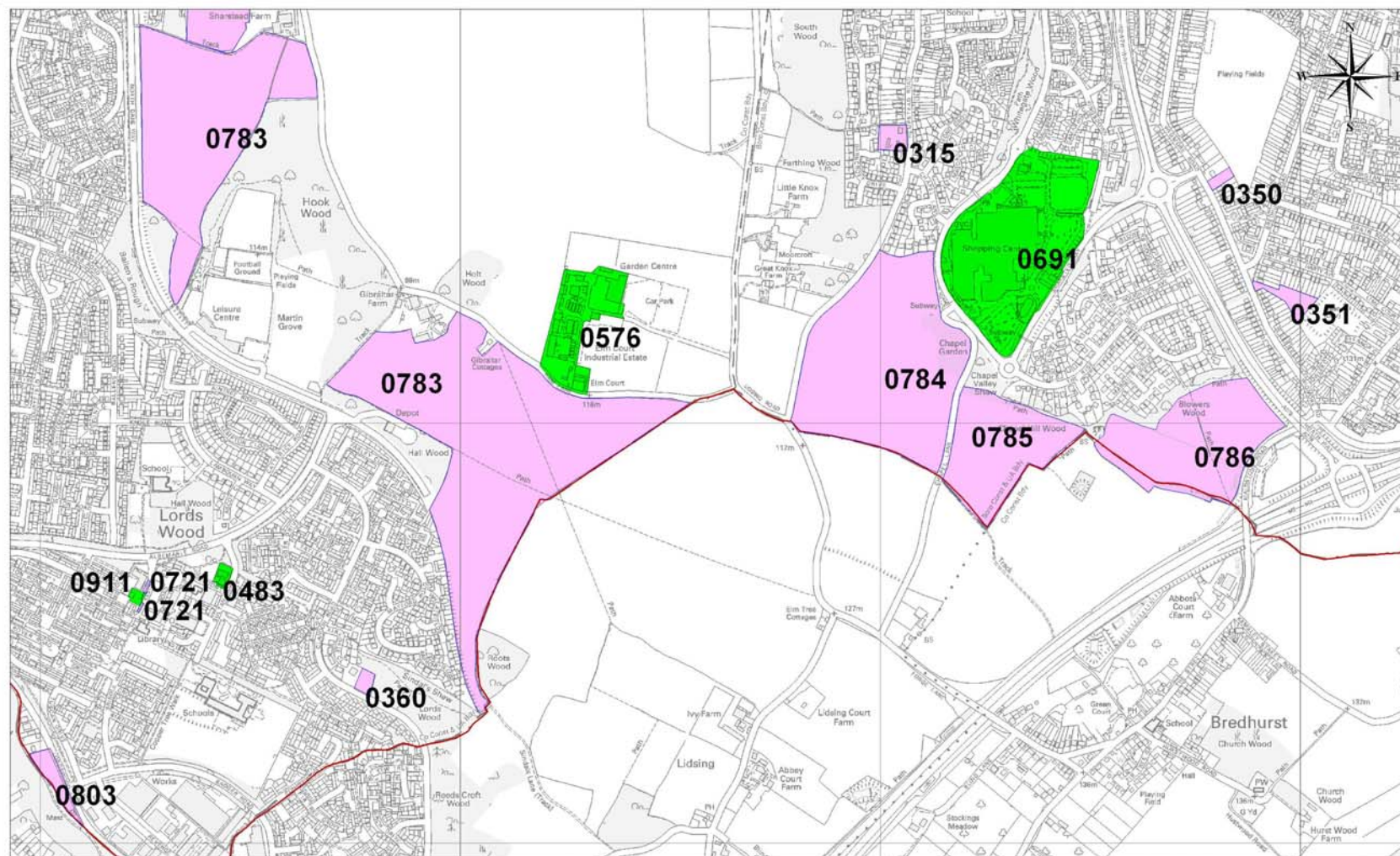
- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary



**SLAA Site Location: Map 21**

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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SLAA Site Location: Map 22

- Potential Development Sites
- Sites Rejected After Assessment (plus rejected Call for Sites)
- Medway Boundary

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## Tables

**Table 1: Potential Housing Sites and Dwellings 2011 - 2028**

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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			248		
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M		Yes		975	1500	1500	300
7	0090	Strood Riverside, Canal Road	MLP 2003 Allocation	PDL		Yes			102	358	64
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			398		
11	0141	Former Bishopcourt Kitchen Garden, Love Lane, Roch	Planning Permission	G	2	No		5			
11	0144	St Bartholomews Hospital, New Road, Rochester	Urban Capacity	PDL	9	No				108	
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	M		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	Application	G	2	No	9				
21	0343	25 Swain Road, Wigmore	Planning Permission	PDL		No	7				

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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		
13	0453	2 Ash Tree Lane Chatham	Planning Permission	PDL		No	18	37			
2	0454	35 Avery Way Allhallows	Planning Permission	PDL		No		12			
15	0456	Police Station Birling Avenue Rainham	Planning Permission	PDL		No		22			
11	0460	Mid Kent College City Way Rochester	Planning Permission	PDL		No	20	39			
12	0462	9 Cross Street Chatham	Planning Permission	PDL		No		10			
10	0463	Cuxton Pit No. 3 Cuxton Road Strood	Planning Permission	G		No	67				
7	0467	38 London Road Strood	Planning Permission	PDL		No		10			
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL		Yes		257	39		
9	0471	124 Pier Road Gillingham	Planning Permission	PDL		Yes		7			
9	0472	Land at St Mary's Island Maritime Way Chatham Mari	Local Plan	PDL		No	46	174	235		
9	0473	92-100 Trafalgar Street Gillingham	Planning Permission	PDL		No		16			
12	0476	20 Old Road Chatham	Planning Permission	M		No		9			
15	0478	Rainham Mark Grammar School Pump Lane Gillingham	Planning Permission	G		No	18	19			
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			



Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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	G		No		23			
6	0488	Courtsole Farm Pond Hill Cliffe	Planning Permission	G		No		16			
9	0490	Howlands Nursery Christmas Street Gillingham	Planning Permission	PDL		No	21	22			
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	G		No	6				
18	0502	32-34 Roosevelt Avenue Chatham	Planning Permission	PDL		No			5		
7	0505	1-3 Cedar Road Strood	Planning Permission	PDL		No		8			
10	0509	The Alps Borstal Road Rochester	Planning Permission	G		No	4	2			
11	0510	Rochester Police Station Cazeneuve St Rochester	Planning Permission	PDL		No		45			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL		Yes	124	393	259		
5	0514	Sandacres, Upnor Road, Lower Upnor	Planning Permission	M		No	11	19			
11	0515	Rochester Riverside	Local Plan	PDL		Yes		367	1000	633	
10	0516	Mercury Close, and adj to 62-72 Shorts Way Borstal	Local Plan	G		No			5		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
4	0520	Hoo - North East Bells Lane Hoo	Planning Permission	G		No	79	79			
5	0522	East of Higham Road Wainscott	Planning Permission	G		No	40	100			
5	0523	East of Wainscott Road Wainscott	Local Plan	G		Yes		135			
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					
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					
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		Yes		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			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
18	0545	Edward VII Public House, Albert Road CHATHAM	Planning Permission	PDL		No	2				
6	0546	174 Church Street Cliffe	Planning Permission	PDL		No	2				
9	0547	85 Church Street GILLINGHAM	Planning Permission	PDL		No			15		
13	0551	308 Luton Road Luton	Planning Permission	PDL		Yes			5		
19	0559	195 Princes Avenue Walderslade	Planning Permission	G		No		15			
12	0561	284-286 High Street Chatham	Planning Permission	PDL		No		10			
11	0598	R/O 329 - 337 (Featherstones) High St ROCHESTER	MLP 2003 Allocation/Call	PDL	9	Yes				120	
12	0662	3 New Road, Chatham	Application	PDL		No					18
9	0663	82 Jeffery Street, Gillingham	Planning Permission	PDL	1	No		12			
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	M		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	2	3			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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			
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	
11	0700	Ex Service Stn, adj 86 Corporation Street, Roch	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		23			
7	0723	125-129 Tamar Drive, Strood	Call for sites	PDL	7	No	4				
18	0725	Chatham Grove Garages, Chatham	Planning Permission	PDL		No	8				
11	0726	1-21 St Clements House, Corporation Street	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			
4	0739	Garage Site, Knights Road, Hoo	Planning Permission	PDL		No		5			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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		118			
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		14	363		
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	Planning Permission	G		No	12	12			
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	0812	Shalder House, Medway Road, Gillingham	Call for sites	PDL	12	No		30			
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	9	Yes			420	105	

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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			
12	0834	1 Batchelor Street, off the Brook, Chatham	Call for sites	PDL		Yes			50		
7	0843	Tesco, Charles Street, Strood	Planning Permission	PDL		Yes		14			
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					
11	0856	240, High Street, Rochester	Development Brief	PDL	6	No					
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL		Yes					
12	0858	Eldon St, Carpeaux Close and Hards Town, Chatham	Development Brief	PDL		No				95	
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					
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL		Yes					
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes					126
12	0871	Chatham Railway Station	Development Brief	PDL		No					
12	0872	West of Maidstone Road, adj Chatham Rail Station	Development brief	PDL		No					

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
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	Planning Permission	PDL	9	No		22			
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	Planning Permission	PDL	1	No	13				
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			
18	0895	154-158 Walderslade Road, Chatham	Application	PDL	2	No		9			
12	0896	15,17,19 New Road, Chatham	Planning Permission	PDL		No		24			
7	0897	Garage Block, Witham Way, Strood	Planning Permission	PDL		No		6			
13	0899	208-214 Windmill Road Gillingham	Planning Permission	PDL		No		8			
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	Planning Permission	M		No		6			
4	0913	181 Bells Lane Hoo	Planning Permission	G		No	4				

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-2028
10	0914	Bridgeside Warwick Crescent Rochester	Planning Permission	G		No		15			
18	0915	5 Otway Terrace Chatham	Planning Permission	M		No		6			
18	0956	Shipwrights Arms, 44-45 Hills Terrace Chatham	Planning Permission	PDL		No		6			
13	0957	224-228 Nelson Road Gillingham	Planning Permission	PDL		No	8				
18	0958	Central Parade Marley Way Rochester	Planning Permission	PDL		No		6			
11	0959	Lock Up Garage Site Rear of Charles Street Chatham	Planning Permission	PDL		No		5			
18	0960	2-6 Gerald Avenue Chatham	Planning Permission	PDL		No	5				
12	0963	102 High Street CHATHAM	Planning Permission	PDL		No		32			
11	0980	237 High Street ROCHESTER	Planning Permission	PDL		No	5				
9	0981	143-145 Canterbury Street GILLINGHAM	Planning Permission	PDL		No		8			
9	0982	124a High Street GILLINGHAM	Planning Permission	PDL		No	8				
12	0983	Adjacent to Staples Medway Street Chatham	Planning Permission	PDL		Yes		80			
12	0984	Adjacent to Bus Station Medway Street Chatham	Planning Permission	PDL		Yes			31		
11	0987	82 King Street, Rochester	Application	PDL		No		24			
5	0989	43-45 Wainscott Road Wainscott	Planning Permission	PDL		No		8			
12	0990	87-89 High Street CHATHAM	Planning Permission	PDL		No		6			
						<b>Totals</b>	<b>629</b>	<b>4409</b>	<b>5929</b>	<b>3617</b>	<b>508</b>

Note: Sites without dwelling numbers shown are either net zero or phased post 2028





## Site Source Key

<b>Application:</b>	Sites refused planning permission but acceptable in principle
<b>C.O.U.</b>	Change of Use
<b>Local Plan/Large Site PP:</b>	Planning permission on allocated sites
<b>Medway Local Plan 2003:</b>	Site included in Local Plan Policies not an allocation or a planning permission
<b>MLP 2003 Allocation:</b>	Medway Local Plan 2003 allocation
<b>NLUD:</b>	National Land Use Database
<b>Planning Permission:</b>	Non allocated sites with planning permission

## Site Type Key

<b>G:</b>	Greenfield
<b>PDL:</b>	Previously Developed Land
<b>M:</b>	Mixed Greenfield and Previously Developed Land

**Table 2: Potential Employment Sites and Floorspace (sq.m) 2011 - 2028**

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-28
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	B1 B2 B8	Yes		6562	17194	17522	2822
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			2000		
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		
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		136			
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	Yes		333			
21	0564	South Thames Regional Health Authority Land	Planning Permission	G	B1 B2 B8	No		12168			
19	0570	Fort Horsted, Primrose Close, Chatham	Planning Permission	G	B1 B2 B8	No		1139			
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		297			
11	0598	R/O 329 - 337 (Featherstones) High St ROCHESTER	MLP 2003 Allocation/Call	PDL	B1	Yes				3600	

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-28
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		-380	624		
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		3160			
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			
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					
1	0699	National Grid Property Holdings, Grain Road	Call for sites	PDL	B2 B8	No	46475	232375	185900		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-28
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		200000	50992		
11	0731	46-86 Corporation Street, Rochester	Call for sites	PDL	B1	Yes			386		
7	0752	North side of Commissioners Road, Strood	Planning Permission	PDL	B2 B8	No		5623			
12	0761	Chatham Waterfront	Call for Sites	PDL	B1	Yes			5149		
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	Yes					
10	0829	Medway Bridge Marina, Manor Lane, Rochester	Call for sites	PDL	B1 B2	No		-199			
7	0839	Former Alloy Wheels, Priory Road, Strood	Planning Permission	PDL	B1/B2/B8	No					
7	0843	Tesco, Charles Street, Strood	Planning Permission	PDL		Yes		-2295			
19	0845	Woolmans Wood Caravan Site	Withdrawn H&MU DPD	PDL	B1 B2 B8	No			6160		
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	B1	Yes					
12	0862	296-310 High Street, Chatham	Development Brief	PDL	B1	Yes			2040		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-28
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes					15470
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					
3	0952	Adj to Bellwood Cottages Ratcliffe Highway Hoo	Application	G	B2 B8	No		4655			
12	0983	Adjacent to Staples Medway Street Chatham	Planning Permission	PDL	B1	Yes		227			
12	0984	Adjacent to Bus Station Medway Street Chatham	Planning Permission	PDL	B1	Yes		-176	256		
14	0991	Twydall Enterprise Centre, Lower Twydall Lane	Planning Permission	PDL	B1 B2 B8	No		342			
<b>Totals</b>							<b>46475</b>	<b>499630</b>	<b>282095</b>	<b>35245</b>	<b>18292</b>

Note: Sites without floor space shown are either net zero or phased post 2028



## Site Source Key

<b>Application:</b>	Sites refused planning permission but acceptable in principle
<b>C.O.U.</b>	Change of Use
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<b>Medway Local Plan 2003:</b>	Site included in Local Plan Policies not an allocation or a planning permission
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<b>NLUD:</b>	National Land Use Database
<b>Planning Permission:</b>	Non allocated sites with planning permission

## Site Type Key

<b>G:</b>	Greenfield
<b>PDL:</b>	Previously Developed Land
<b>M:</b>	Mixed Greenfield and Previously Developed Land

**Table 3: Potential Retail Sites and Floorspace (sq.m) 2011 - 2028**

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-28
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	A1 A2 A3 A4	Yes		3250	1555	380	130
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			2560		
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		
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	265	279			
11	0515	Rochester Riverside	Local Plan	PDL	A1 A3 A4	Yes		1931	4309	1560	
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	2027-28
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		-80	288		
7	0641	Friary Place, Rear of 46-98 High Street, Strood	Planning Permission	PDL	A1	No		1510			
8	0648	Land between Vanguard Way and George Summers Close	Planning Permission	G	A1	Yes		9354			
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		9730			
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		3430			
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			6243		
8	0818	J7, Chatham Maritime	Call for sites	PDL	A1	Yes			5220		
8	0819	Pump House 7, Leviathan Way, Chatham Maritime	Call for sites	PDL	A1 A3	Yes		729			
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		



Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2010-12	2012-17	2017-22	2022-27	2027-28
15	0841	Tesco Store, Rainham Shopping Centre	Call for sites	PDL	A1	No		234			
7	0843	Tesco, Charles Street, Strood	Planning Permission	PDL	A1	Yes		-4146	9920		
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL	A1	Yes					
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	A1 A2	Yes					
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					
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL	A1 A2 A3	Yes					
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	
12	0983	Adjacent to Staples Medway Street Chatham	Planning Permission	PDL	A1 A2 A3 A4 A5	Yes		1135			
12	0984	Adjacent to Bus Station Medway Street Chatham	Planning Permission	PDL	A1 A2 A3 A4 A5	Yes		-886	1280		
						<b>Totals</b>	<b>265</b>	<b>31527</b>	<b>62929</b>	<b>34550</b>	<b>130</b>

Note: Sites without floor space shown are either net zero or phased post 2028

## Site Source Key

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<b>Planning Permission:</b>	Non allocated sites with planning permission

## Site Type Key

<b>G:</b>	Greenfield
<b>PDL:</b>	Previously Developed Land
<b>M:</b>	Mixed Greenfield and Previously Developed Land

**Table 4: Sites with Other Potential Use**

Map Ref	Site Ref	Address	Site Type	Mixed Use	Potential Use
9	0039	Land at High Street/Skinner Street/Jeffery Street/ James Street Gillingham Gillingham	PDL	No	Student accomodation
5	0050	Former MOD Land Lodge Hill Chattenden Rochester	M	Yes	Mixed incl hotels, schools, health, leisure etc
5	0055	Land at Wainscott Road Wainscott Rochester	G	No	School
13	0222	Municipal Buildings Canterbury Street Gillingham Gillingham	PDL	No	Care Home
12	0243	Chatham Comparison Retailing Clover Street/Richard Street/Rhode Street/High St Chatham Chatham	PDL	Yes	Car Park
19	0378	Rochester Airfield Maidstone Road Chatham Chatham	M	Yes	Retain as airfield
19	0470	Mid Kent College, Horsted Maidstone Road Chatham Chatham	PDL	Yes	Community
12	0507	37-43 High Street Chatham Chatham	PDL	No	Care Home
9	0511	Victory Pier (Former Akzo Nobel works) Pier Road Gillingham Gillingham	PDL	Yes	Community Hotel
11	0515	Rochester Riverside, Cory's Road Gas House Road Rochester Rochester	PDL	Yes	Primary School, Healthcare, Community, Hotel, Coach Park
5	0523	East of Wainscott Road Wainscott Rochester	G	Yes	Health 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	Potential Use
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
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
10	0685	Temple Waterfront Roman Way Strood Rochester	M	Yes	Community. Public Open Space
11	0688	25,27,29,31,33 Corporation Street Rochester Rochester	PDL	No	Hotel
13	0707	LIFT site 551-555 Canterbury Street Gillingham Gillingham	PDL	No	Heathy Living Centre
10	708	Former St Matthews School Borstal	G	Yes	Public Open Space
11	0730	Land north east of Kingsnorth Industrial Estate Eshcol Road Hoo Rochester	M	Yes	Power Station
7	0746	Former Earl Estate Community Centre Albatross Avenue Strood Rochester	PDL	No	Care Home
12	0761	Waterfront Medway Street Chatham Chatham	PDL	Yes	Food & Beverage, Hotel and Theatre
14	0791	Former Equestrian Centre , 155 Lower Rainham Road Gillingham Gillingham	PDL	No	Leisure

Map Ref	Site Ref	Address	Site Type	Mixed Use	Potential Use
9	0810	Junction of Pier Road and Medway Road Gillingham Gillingham	PDL	No	Higher Education
8	0819	Pump House 7 Leviathan Way Chatham Maritime Chatham	PDL	Yes	Conference/Wedding Venue
8	0820	Interface Land Chatham Maritime Chatham	PDL	Yes	University
	0831	2-4 Balmoral Road Gillingham Gillingham	PDL	No	Care Home
8	0838	Pelican Reach Clipper Close Medway City Estate Rochester	PDL	No	Waste treatment/transfer
12	864	King Street Chatham	M	Yes	Park / Public Open Space
12	0870	Alexandra Hotel Railway Street Chatham Chatham	PDL	No	Hotel
9	0874	Land at junction of Brompton Road/ Marlborough Road Gillingham Gillingham	PDL	No	Sports/Leisure/Cultural or community uses
9	0875	Retail Core, Jeffrey Street, King Street and High Street Gillingham Gillingham	PDL	Yes	Car Park
18	0907	114 Maidstone Road Chatham Chatham	PDL	No	Health Hostel
8	0909	St Mary's Church Dock Road Chatham Chatham	PDL	No	Community Use
3	0928	Cross Park Avery Way ALLHALLOWS ROCHESTER	PDL	No	Community Hall
9	0976	Petrol Filling Station Railway Street GILLINGHAM GILLINGHAM	PDL	No	Car park
12	0983	Adjacent to Staples Medway Street Chatham Chatham	PDL	Yes	Community

Map Ref	Site Ref	Address	Site Type	Mixed Use	Potential Use
12	0984	Adjacent to Bus Station Medway Street Chatham Chatham	PDL	Yes	Hotel, Community
14	0992	Grace Manor Nursing Home Grange Road Gillingham Gillingham	PDL	No	Care Home
19	0993	Bridgewood Manor Hotel Walderslade Woods Walderslade Chatham	PDL	No	Extension to Hotel

### Site Type Key

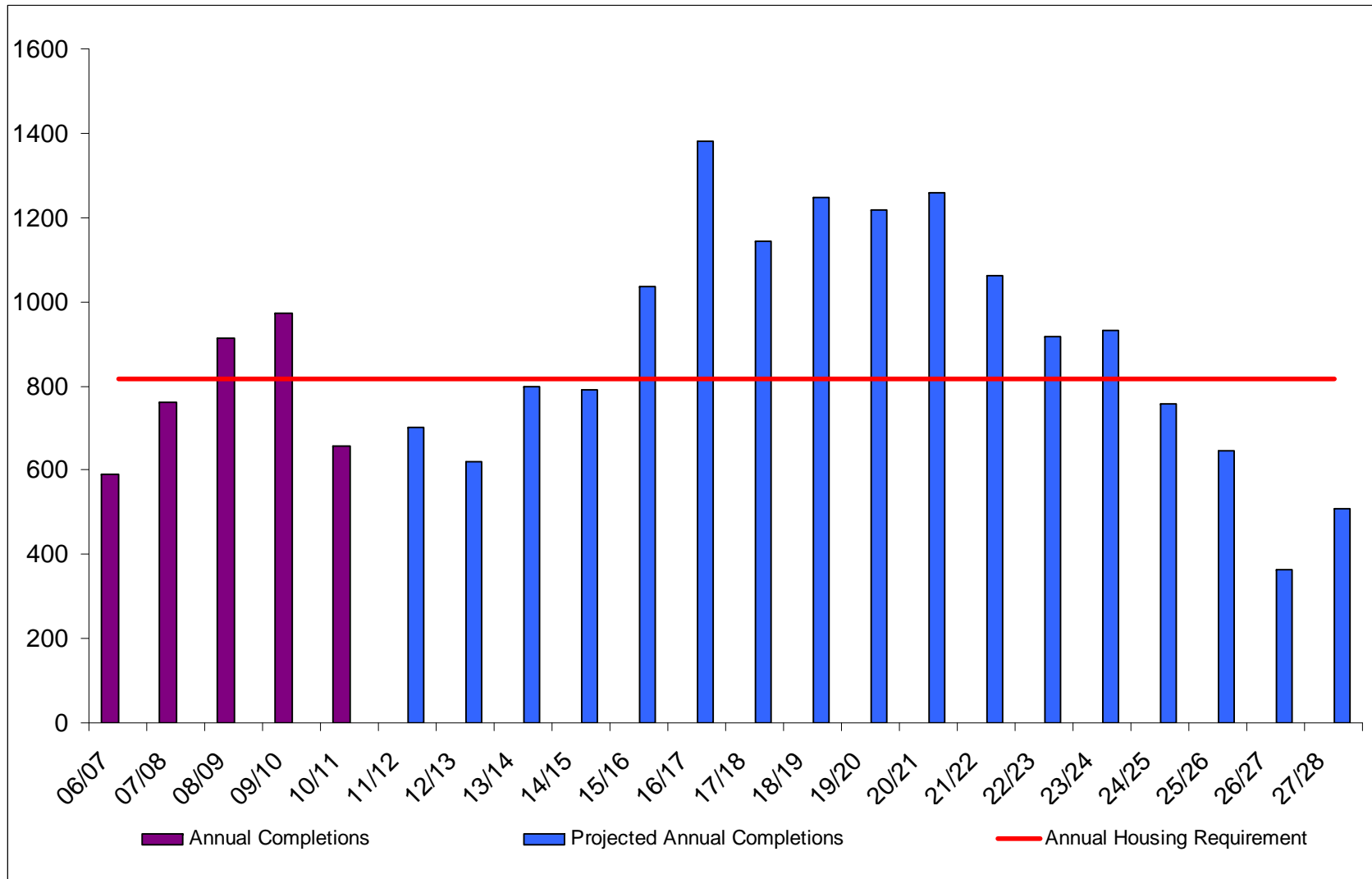
**G:** Greenfield  
**PDL:** Previously Developed Land  
**M:** Mixed Greenfield and Previously Developed Land

**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	Total
<b>Past completions</b>	591	761	914	972	657																		3895
<b>Projected Completions Identified Sites</b>						631	572	713	750	997	1379	1144	1246	1217	1260	1062	917	932	759	645	364	508	15096
<b>Projected Completions Small Sites with Planning Permission</b>						69	49	86	40	39	2												285
<b>Total Projected Completions</b>						700	621	799	790	1036	1381	1144	1246	1217	1260	1062	917	932	759	645	364	508	15381
<b>Cumulative Completions</b>	591	1352	2266	3238	3895	4595	5216	6015	6805	7841	9222	10366	11612	12829	14089	15151	16068	17000	17759	18404	18768	19276	
<b>Cumulative Requirements</b>	815	1630	2445	3260	4075	4890	5705	6520	7335	8150	8965	9780	10595	11410	12225	13040	13855	14670	15485	16300	17115	17930	
<b>Cumulative Surplus/Deficit</b>	-224	-278	-179	-22	-180	-295	-489	-505	-530	-309	257	586	1017	1419	1864	2111	2213	2330	2274	2104	1653	1346	
<b>Draft Core Strategy Requirements</b>	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	17930

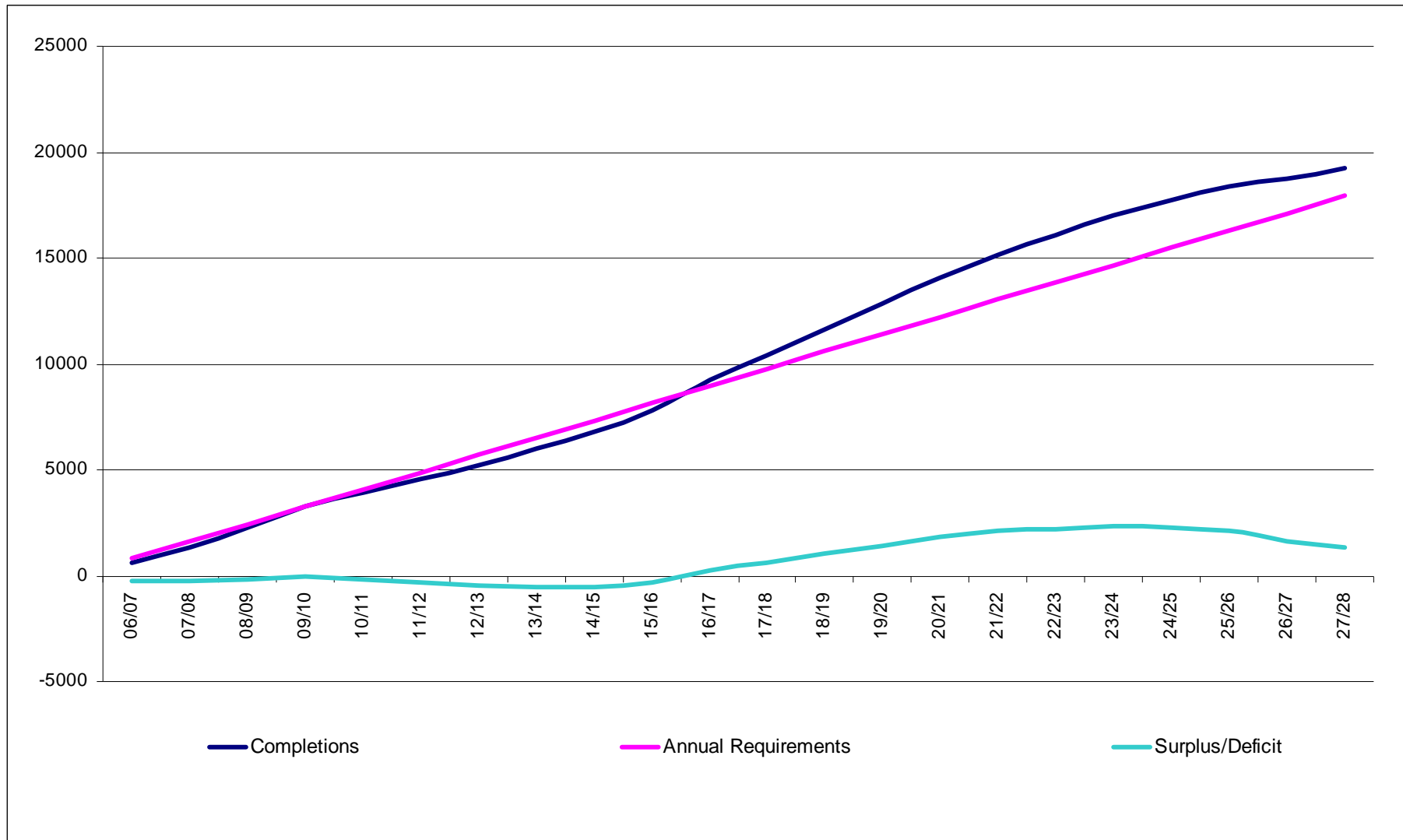
Please note that this trajectory is different to that recently published in the December 2011 AMR. This is due to the fact that the SLAA takes into account responses made to the letter issued to developers/landowners shown in Appendix 4.

Medway Housing Trajectory 2006 – 2028





**Medway Housing Trajectory (Cumulative Series) 2006 – 2028**



### Medway Employment 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	-2849	-6805	3017	-22650	-14632																		
Projected Completions Identified Sites						0	0	0	0	3281	21532	9145	7781	3282	10824	5715	3675	7747	3675	13226	2822	18292	110997
Projected Completions on sites with planning permission						63562	49152	97099	97345	117951	107821	98723	47475	46475	49675	3000	4100	0	0	0	0	0	782378
Total Projected Completions						63562	49152	97099	97345	121232	129353	107868	55256	49757	60499	8715	7775	7747	3675	13226	2822	18292	893375
Cumulative Completions	-2849	-9654	-6637	-29287	-43919	19643	68795	165894	263239	384471	513824	621692	676948	726705	787204	795919	803694	811441	815116	828342	831164	849456	

### Medway Retail 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	6168	-2476	9336	13786	1040																		
Projected Completions Identified Sites						0	0	0	0	2105	5479	3347	2843	17336	18243	3151	0	4860	0	14130	14000	130	85624
Projected Completions on sites with planning permission						1085	-1257	11455	-1453	13520	284	12667	0	1282	2500	1560	0	1560	0	0	0	0	43203
Total Projected Completions						1085	-1257	11455	-1453	15625	5763	16014	2843	18618	20743	4711	0	6420	0	14130	14000	130	128827
Cumulative Completions	6168	3692	13028	26814	27854	28939	27682	39137	37684	53309	59072	75086	77929	96547	117290	122001	122001	128421	128421	142551	156551	156681	

**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 since it was originally published in the November 2010 SLAA.

**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				<b>Residential</b>	Allocated for Residential/within residential area
8	0033	RSME Kitchener Barracks Brompton	248	Offices 57600				<b>Residential</b>	Adj. Residential area. Residential in Medway Waterfront Renaissance Strategy
11	0100	320 –344 High St. Inc 42 new Road, Rochester	66	Offices 7200				<b>Residential</b>	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		<b>Mixed</b>	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 2560sq m Offices 2000 sq m		<b>Mixed</b>	Mixed use proposed in Strood Town Centre Master Plan, December 2009
11	0144	St Bartholomew Hospital New Rd, Rochester	108	Offices 11748		Res 54 Emp 5874 sq m		<b>Residential</b>	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 (net 5951 sq m) Retail 28000 sq m	Multi-storey car park	<b>Mixed</b>	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 (net –678 sq m)	Leisure 5490 sq m	<b>Mixed</b>	To reflect character of area
19	0378	Rochester Airfield, Maidstone Road, Chatham		Offices 149,394		Emp 70087 sq m & Airfield	Airfield	<b>Other</b>	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		<b>Mixed</b>	Reflects Planning Permission
13	0553	176 Luton Road Luton Chatham	6		75	Res 6 Retail 75 sq m		<b>Retail</b>	Reflects Planning Permission
11	0598	R/O 329 – 357 (Featherstones) High St. Rochester	135			Res 120 Emp 3600 sq m		<b>Mixed</b>	Part Residential Allocation Part use of existing industrial building
12	0662	3 New Rd Chatham	18	Offices 2400				<b>Residential</b>	Reflects adjoining use and aspirations of owner
10	0686	Three Acre site Roman Way Strood		B1 B2 B8 4440			Hotel	<b>Employment</b>	Within industrial estate
11	0726	1 – 21 St Clements House, Corporation Street, Rochester	30			Res 22 (Net 1) Emp 386		<b>Mixed</b>	Reflects Corporation St. Development Brief
7	0727	Brompton Farm, adj. 66 Brompton Farm Rd.		B1 B2 B8 1750		Res 4 B1 B2 B8 1190 sq m		<b>Mixed</b>	Reflects character of the area
11	0728	10 – 40 Corporation St. Rochester	34			Res 25 (net 9) Emp 386 sq m		<b>Mixed</b>	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	<b>Mixed</b>	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		<b>Mixed</b>	Proposed in Chatham Centre and Waterfront Development Brief
12	0759	Whiffens Ave. Car	70	Offices				<b>Residential</b>	Proposed in Chatham

Map Ref	Site Ref	Site Name	Residential Units	Employment (sq.m)	Retail (sq.m)	Mixed	Other	Preferred Option	Reason
		Park, Chatham		24160					Centre and Waterfront Development Brief
9	0765	St Lukes Church, Sidney Rd, Gillingham	15				Community Use	<b>Residential</b>	In Residential area, reflects aspirations of owner
12	0806	Land at rear of 212 High Street Chatham	10		460			<b>Residential</b>	Back land site not viable retail. Residential is appropriate alternative use
9	0810	Junction of Pier Road and Medway Road	40	9440			Education	<b>Other</b>	Land owned by University of Greenwich
8	0818	J7, Chatham Maritime	100	Offices 8352		Res 75 Retail 5220 sq m	Tourism/ Leisure	<b>Mixed</b>	Reflects mix in surrounding area
8	0820	Interface Land, Chatham Maritime	960			University Res 525	University	<b>University/ Residential</b>	Medway Council support the use of the site for Higher Education
8	0821	Machine Shop 8 Maritime Way Chatham Maritime			1200		Leisure/ Community 1200 sq m	<b>Retail</b>	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 (net -1660 sq.m) Retail 2275 sq m		<b>Mixed</b>	Reflects Corporation St. Development Brief and Star Hill/Sun Pier Planning Strategy
9	0824	Chatham Docks, Pier Road, Chatham	2065	B1 B2 B8 141750 (net 0)	17500	Res 1300 Emp 31500 Retail, Leisure, Tourism 6 ha.	Tourism/ Leisure uses	<b>Employment</b>	Priority given to retention of existing employment land to avoid release of greenfield sites
9	0831	2 – 4 Balmoral Gardens, Gillingham	12				Care Home	<b>Other</b>	Care Home PP renewed
12	0834	1 Batchelor St, off The Brook, Chatham	80	Offices 6000		Res 50 Retail 1600 sq m		<b>Mixed</b>	Reflects Chatham Centre & Waterfront Development Brief

Map Ref	Site Ref	Site Name	Residential Units	Employment (sq.m)	Retail (sq.m)	Mixed	Other	Preferred Option	Reason
12	0861	141–151 New Rd. & land at Union St, Chat	18	Offices 2560				<b>Residential</b>	Priority given to meeting residential requirements
12	0864	King Street Chatham	17			Residential (net 0) /Open Space		<b>Mixed</b>	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		Offices 7380		Res 118 Retail 2531 sq m		<b>Mixed</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0866	55 – 105a the Brook & 1, 5, 11 & 13 King St, Chatham		Offices 12240		Res 50 Retail 4113 sq m		<b>Mixed</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0871	Chatham Railway Station	279	Offices 30400				<b>Residential</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0872	West of Maidstone Rd, adj. Chatham Railway Station	173	Offices 8640				<b>Residential</b>	Reflects Chatham Centre & Waterfront Development Brief
9	0876	BT Switch Centre Green Street Gillingham	16	B1 2760 (net 0)				<b>Employment</b>	Continuation of an employment use on an existing employment site
8	0909	St Mary's Church, Dock Road Chatham		Office 1268			Community Use	<b>Other</b>	Use the most compatible with original function of the building as church

## Appendices



**Appendix 1: Sites Removed From SLAA With Reasons**

Site Ref	Site Name	Sector and Reason for Removal		
		Residential	Employment	Retail/Other
0040	Balmoral Gardens Gillingham			Health Centre Completed
0452	Land fronting Anchor Road, Rochester	Completed		
0455	Hoo Methodist Church Bells Lane Hoo	Completed		
0468	33 London Road, Strood	Completed		
0479	(Kingswood Hotel) 29-35 Railway Street, Gillingham	Completed		
0489	Grange Road, Grange Road, Gillingham	Completed		
0498	6 Union Street, Rochester	Completed		
0503	128 Bredhurst Road, Wigmore	Completed		
0508	163-173 Capstone Road, Chatham	Completed		
0512	60 Foord Street, Rochester			
0517	Halling Pumping Station, Vicarage Road, Halling	Completed		
0549	Former Sportsman 204-216 Eastcourt Lane, Twydall	Completed		
0554	61-63 Main Road, Hoo	Completed		
0556	Waterfront Leisure Centre, Pier Road, Gillingham	Completed		
0562	Astra Site, Courteney Road, Gillingham		Completed	
0636	1-5 Lancaster Parker Road, Rochester			Sikh Temple Completed
0639	No 1 Smithery, Tinkers Alley, Historic Dockyard		Completed	Museum Completed
0640	Fronting Commercial Road/Tolgate Lane, Strood		Completed	Completed
0646	Grain Power Station, Grain Road, Grain		Power Station Completed	
0677	5 Gads Hill Gillingham	Completed		
0681	Churchlands, Palmerston Road, Chatham			Care Home Completed
0683	49 Gardiner Street, Gillingham	Completed		
0694	Mockbeggar Farm, Town Road, Cliffe Woods		Completed	
0842	Tesco, Gillingham			Completed
0854	Lift Site King George Road, Chatham			No Longer required for Health Centre
0904	Veolia, Whitewall Road, Chatham		Waste Transfer	

			Station Completed	
0908	Medway Valley Park, Chariot Way, Strood			Hotel Completed
0912	17 & 19 Campion Close, Walderslade	Completed		
0916	1 Church Street, Gillingham	Completed		Completed
0923	Land adj. Twydall Enterprise Centre		Completed	
0925	Unit A Jenkins Dale, Chatham		Completed	Place of Worship Completed
0953	2 High Street, Rainham			Hotel Completed

**Appendix 2: New Sites Included since the First Review of SLAA**

Map Ref	Site Ref	Site Name	Residential	Employment	Retail/Other
11	0141	Former Bishopscourt Garden, Love Lane, Rochester	G		
4	0739	Garage Site, Knights Road, Hoo	PDL		
13	0899	208-214 Windmill Road, Gillingham	PDL		
18	0956	Shipwrights Arms, 44-45 Hills Terrace Chatham	PDL		
13	0957	224-228 Nelson Road Gillingham	PDL		
18	0958	Central Parade Marley Way Rochester	PDL		
11	0959	Lock Up Garage Site Rear of Charles Street Chatham	PDL		
18	0960	2-6 Gerald Avenue Chatham	PDL		
12	0963	102 High Street CHATHAM	PDL		
9	0976	Petrol Filling Station Railway Street GILLINGHAM			PDL
11	0980	237 High Street ROCHESTER	PDL		
9	0981	143-145 Canterbury Street GILLINGHAM	PDL		
9	0982	124a High Street GILLINGHAM	PDL		
11	0987	82 King Street, Rochester	PDL		
5	0989	3-45 Wainscott Road Wainscott	PDL		
14	0991	Twydall Enterprise Centre, Lower Twydall Lane		PDL	
14	0992	Grace Manor Nursing Home, Grange Road, Gillingham			PDL
19	0993	Bridgewood Manor Hotel, Walderslade Woods, Chatham			PDL

### Appendix 3: Proportion Of Previously Developed Sites in the SLAA

#### Housing

Type	Quantity	%
PDL	145	82.9
Greenfield	21	12
Mixed	9	5.1
	<b>175</b>	

#### Employment

Type	Quantity	%
PDL	46	80.7
Greenfield	8	14
Mixed	3	5.3
	<b>57</b>	

#### Retail

Type	Quantity	%
PDL	40	91
Greenfield	2	4.5
Mixed	2	4.5
	<b>44</b>	

#### Other

Type	Quantity	%
PDL	32	76.2
Greenfield	5	11.9
Mixed	5	11.9
	<b>42</b>	



## Appendix 4: Letter to Developers/Landowners

Please contact: Paul Cronk  
Our ref: Medway SLAA  
Your ref:  
Date: 11<sup>th</sup> October 2011

**Development, Economy and Transport Division**  
Regeneration, Community and Culture Directorate  
Development Plans and Research  
Medway Council  
Gun Wharf  
Dock Road  
Chatham  
Kent ME4 4TR

Telephone: 01634 306000  
Direct line: 01634 338146  
Email: [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk)

Dear ,

### **Medway Strategic Land Availability Assessment, Phasing 2011**

Medway Council is updating its Strategic Land Availability Assessment (SLAA) and would be grateful for your assistance in the phasing of potential development sites contained within the document.

As you may be aware as part of the Local Development Framework (LDF), the Council is currently preparing a Core Strategy which sets out broad policies for the period up to 2028. This document relies on evidence showing sites that are developable and deliverable; the documentation within the SLAA is an important part of this.

The sites in the SLAA may be suitable for a variety of uses including housing, employment, retail, leisure etc. and have been identified from many sources including those submitted by landowners and developers in the call for sites and those with planning permission or allocated in the adopted local plan. Others have been identified by Council Officers as having development potential.

It is important to note that the inclusion of a site does not imply that planning permission would automatically be granted, as this would depend upon the details in any application. Conversely the omission of a site does not prevent the submission of a planning application at any time in the future and will not influence any subsequent decision.

Our records show that you have an interest in one or more sites in the SLAA and I am writing to you to ensure that the information we currently hold is correct.

The attached form shows current phasing which has been estimated by planning officers. If you are satisfied with the estimated completion dates and the amount of development likely to be developed in any given year, then you do not need to do anything. However if you feel that the data is incorrect, please could you contact me either by returning the form showing the amended figures, or send an email to [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk) by the 11<sup>th</sup> November 2011.

**This information is available in other formats and languages from  
Eric Chiu on 01634 331629.**



If you no longer have any involvement or knowledge of this site, I would be grateful if you could let me know so that I can update my records.

The current Medway Strategic Land Availability Assessment (1<sup>st</sup> Review May 2011) contains a series of maps showing the individual site areas and can be found on the Council's website at: -

[www.medway.gov.uk/environmentandplanning/developmentplan/localdevelopmentframework/ldfevidencebase/strategiclandavailability.aspx](http://www.medway.gov.uk/environmentandplanning/developmentplan/localdevelopmentframework/ldfevidencebase/strategiclandavailability.aspx)

Thank you for your assistance in this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Cronk'.

Paul Cronk  
**Development Plans and Research Manager**



**Produced by:**

Development Plans and Research, Regeneration, Community and Culture,  
Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

**Tel:** 01634 331629; **email:** [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk)

**Website:** <http://www.medway.gov.uk/ldf>

