

# Medway Strategic Land Availability Assessment (SLAA)

December 2019

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## Executive Summary

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to prepare Strategic Land Availability Assessments (SLAA) to demonstrate the availability of potential development sites within their administrative boundary. This is a key step in the plan making process.

In assessing the supply of potential development sites the SLAA must consider if land is 'suitable' for development, 'available' and 'achievable'. Land is considered suitable for development if it is free from development constraints; land is considered available if it is being actively promoted; land is considered achievable if it is financially viable to develop.

Whilst the SLAA indicates the Council's initial assessment as to whether a site is free of constraints and likely to come forward for development, it **does not allocate development sites or grant planning permission**. As such the SLAA does not predetermine the Council's future assessment of sites through the local plan and development management processes.

This is the fourth iteration of the SLAA following the commencement of the preparation of a new Local Plan for Medway. Previous iterations were published in 2015, 2017 & 2018. This assessment was prepared in late 2019, using updated information gathered from site promoters, infrastructure providers, and the emerging evidence base for the local plan.

A total of 228 sites were deemed to be suitable, available and achievable for development. This comprised 148 residential sites, 47 employment sites, 24 mixed use sites and 9 sites for other uses. A list of the sites assessed are set out in Appendix 3. The draft trajectories for housing and employment land are presented below:

Housing	Phasing				TOTAL
	Years 1-5	Years 6-10	Years 11-15	Years 16+	
	2019 - 2024	2024 - 2029	2029 - 2034	2034 +	
<b>New Suitable, available and achievable SLAA sites</b>	3643	8331	5857	1440	19271
<b>Large permitted sites from 2019 AMR</b>	5793	1789	0	205	7787
<b>Small permitted sites from 2019 AMR</b>	281	1	0	4	286
<b>Windfalls from AMR</b>		950	950	0	1900
<b>TOTAL PHASING</b>	10287	11071	6807	1649	29244

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Employment	Phasing				TOTAL
	Years 1-5	Years 6-10	Years 11-15	Years 16+	
	2019 - 2024	2024 - 2029	2029 - 2034	2034 +	
<b>New SLAA 2019</b>					
<b>B1</b>	34,377 sq.m	38,256 sq.m	14,350 sq.m	0 sq.m	86,983 sq.m
<b>B2</b>	55,083 sq.m	77,381 sq.m	42,783 sq.m	12,952 sq.m	188,199 sq.m
<b>B8</b>	79,900 sq.m	140,500 sq.m	74,500 sq.m	0 sq.m	294,900 sq.m
<b>SG</b>	8,500 sq.m	8,500 sq.m	8,500 sq.m	0 sq.m	25,500 sq.m
<b>Total</b>	177,860 sq.m	264,637 sq.m	140,133 sq.m	12,952 sq.m	595,582 sq.m
<b>Existing Sites from 2018 AMR</b>					
<b>B1</b>	4661 sq.m	144 sq.m	8870 sq.m	144330 sq.m	158005 sq.m
<b>B2</b>	129527 sq.m	563 sq.m	2350 sq.m	144450 sq.m	276890 sq.m
<b>B8</b>	57462 sq.m	130 sq.m	5550 sq.m	159994 sq.m	223136 sq.m
<b>Mixed B</b>	8258 sq.m	22608 sq.m	7100 sq.m	0 sq.m	37966 sq.m
<b>TOTAL</b>	199908 sq.m	23445 sq.m	23870 sq.m	448774 sq.m	695997 sq.m

This amounted to a potential for 19,271 new residential units and 595,582 sq. m of employment floorspace across Medway. When added to the existing pipeline of sites Medway SLAA 2019 has identified sufficient land to meet Medway's anticipated growth needs over the plan period.

## Introduction

### What is a SLAA?

- 1.1 Medway Council is preparing a new local plan to guide the area's future development. The scale of growth projected for the area is significant, and the new Medway Local Plan is required to identify land to meet the area's development needs up to 2037. This includes land for housing, employment, retail, services and wider infrastructure. The annual Local Housing Need determined through the use of the government's defined Standard Method is for 1683 homes in Medway, or 28,611 over the plan period. The Strategic Land Availability Assessment (SLAA) is a key part of the process for identifying land to be included within the Local Plan. It is an important tool to help the council identify land for potential development. It forms part of the evidence base for the Local Plan, as it provides a basis to inform decisions about the most suitable sites and locations to deliver sustainable growth and meet the strategic objectives set for the plan. This work assesses land for housing, employment, retail and community facility uses in Medway. The assessment considers the suitability of land for development, and the likelihood of development coming forward (the availability of land and achievability on the site).
- 1.2 **A SLAA does not allocate land for development or indicate that land will be granted planning permission in the future.** It identifies sites and broad locations with development potential. It lists and maps land which is considered to be available and may be suitable (i.e. that is not constrained by specific factors). The decisions regarding where development should be located in the future will be made through Local Plans (informed by the Sustainability Appraisal and Habitats Regulations Assessment processes, and how potential development could contribute to meeting the vision and strategic objectives set for the plan), and through the development management process when determining planning applications. It is a tool to help identify which sites or broad locations are the most suitable and deliverable for particular types of development.
- 1.3 The SLAA is based on the information available (supplied and researched) at a fixed point in time. It is a 'snapshot' of the capacity at that point. Therefore the outcome of the assessment of sites may be subject to change over time. This could include variation in site boundaries, constraints may be overcome/mitigated or additional constraints identified, likely development timescales may change, and site capacity or densities may change.
- 1.4 The SLAA provides background evidence on the potential availability of land in Medway for development and the choices available for delivering development. It forms part of the evidence base for the Local Plan.

### Policy Context

- 1.5 In 2012 national planning policy was updated with the introduction of the [National Planning Policy Framework](#) (NPPF). In 2014 this was supplemented by the [Planning Practice Guidance](#) that provides further direction on the function and importance of the SLAA process. The Framework was revised in July 2018, with a further more limited update in 2019. Further

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guidance was published in July 2019 on Housing and economic land availability assessment<sup>1</sup>. The Council has followed the latest policy and guidance in preparing this SLAA report.

1.6 Paragraph 67 of the NPPF states that local planning authorities should:

*‘Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.’*

This assessment forms part of the Local Plan evidence base to aid understanding of potential housing land supply.

1.7 The Planning Practice Guidance provides further detail of this requirement, and outlines the process to be followed. It stipulates that the SLAA should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)<sup>2</sup>.

1.8 The guidance sets out the methodology for producing a SLAA in a flowchart<sup>3</sup>, which is provided below. The council has followed the recommended process and has structured this report to align with the key stages in the government’s guidance.

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<sup>1</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>2</sup> Planning Practice Guidance – [Housing and economic land availability assessment](#) Paragraph: 001 Reference ID: 3-001- 20190722

<sup>3</sup> Planning Practice Guidance - Paragraph: 005 Reference ID: 3-005-20190722

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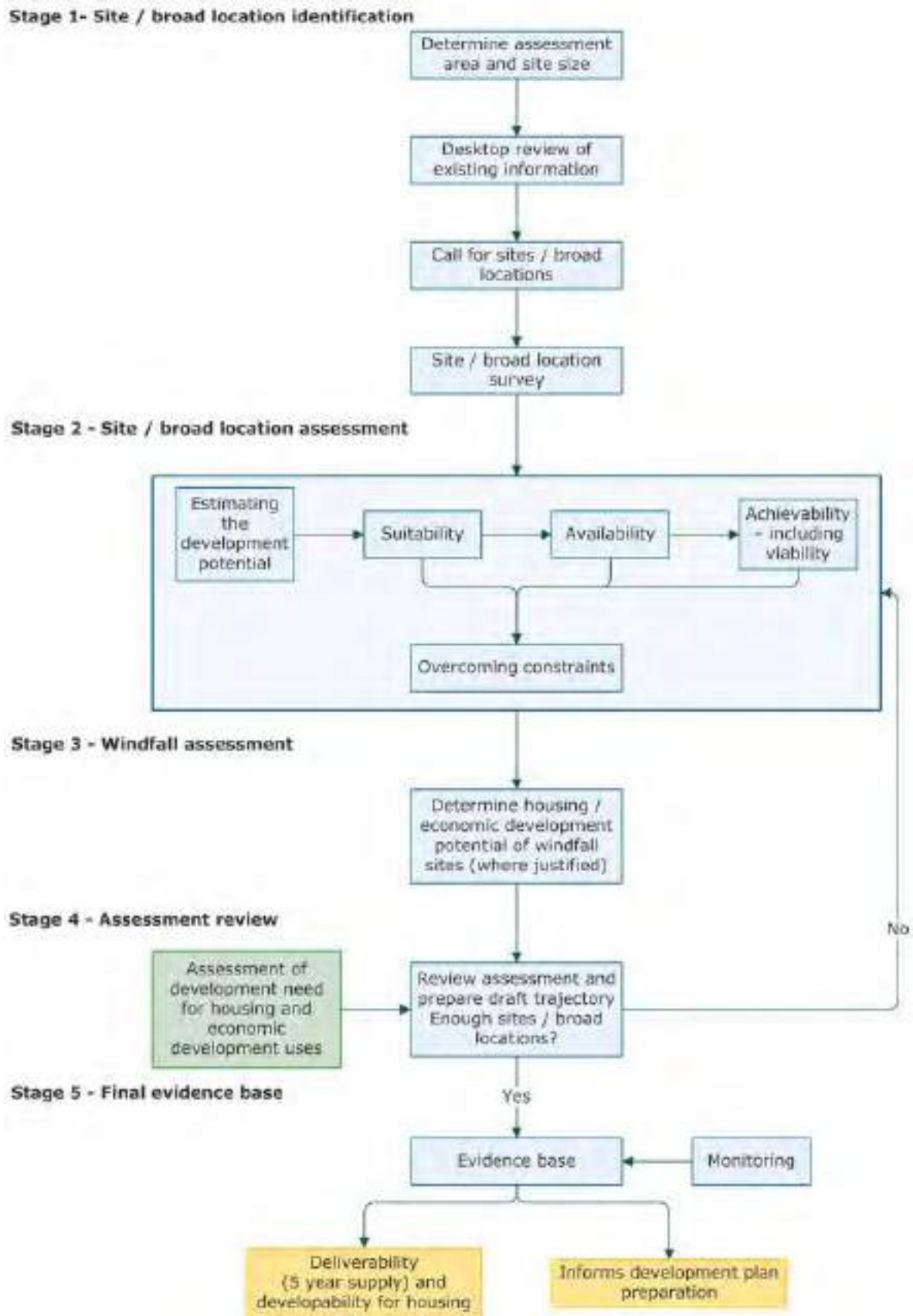


Figure 1 - SLAA flow chart, PPG 2019



### **Identified development needs**

- 1.9 The purpose of the SLAA is to assist in the process of identifying land with the potential to meet the area's development needs. The main evidence sources on development needs in Medway are the Government's standard method for Local Housing Need (February 2019) and the North Kent Strategic Housing & Economic Needs Assessment (SHENA) 2015, which provides information on commercial land needs and the mix and range of housing required.
- 1.10 The Local Housing Need identified through use of the Standard Method for Medway over the Plan period is 28,611 or 1,683 homes per year.
- 1.11 Employment land needs were identified through the Economic Land Needs Assessment component of the SHENA 2015. A total of 90ha of employment land was deemed to be needed to support the forecast growth in Medway. This was divided between office, industrial and warehousing space; specifically 5ha B1, 41ha B2 & 44ha B8. Further work was carried out to determine retail space needs.
- 1.12 The aim of this SLAA is to use information gathered over the past year to provide an updated assessment of potential development land, and to consider the contribution that could be made to meeting identified development needs.

## **2. Background to this SLAA review**

- 2.1 This Medway SLAA Report 2019 is the latest iteration of work on land availability assessment carried out to support the preparation of the new Medway Local Plan. The council commenced work on a new Local Plan in 2014. Since then the Council has been collating the evidence base for the Local Plan and has undertaken three formal Regulation 18 consultations to inform the emerging plan (Issues & Options 2016, Development Options 2017 & Development Strategy 2018).
- 2.2 In this time the Council has produced three SLAA reports that correspond to the three regulation 18 consultations. All the reports indicated that the quantum of land identified as meeting the assessment criteria would not provide sufficient capacity to meet the development needs for Medway's growth over the plan period. The Council has kept the SLAA process under review, seeking to use new information, particularly where constraints may be addressed.
- 2.3 This SLAA assessment has been informed by:
- An update of national planning policy (NPPF) and national planning guidance (PPG);
  - Further information submitted to support sites as part of the Regulation 18 Development Strategy consultation and responses to the SLAA Further Information Consultation (August 2018) where the Council contacted site promoters to gather additional details to support the site assessment process;
  - Ongoing work on the Local Plan evidence base, including production of town centre masterplans and delivery strategies for Chatham, Gillingham and Strood, and engagement with service providers;
  - Review of site constraints with technical experts;
  - Review of development potential and capacity;
  - Ongoing work on the Sustainability Appraisal for the emerging Local Plan;
  - The successful funding bid to the Housing Infrastructure Framework that provides £170m of investment in transport improvements and environmental measures to support growth on the Hoo Peninsula;
  - Update of identified development needs through the Standard Method for defining Local Housing Need.

### 3. Assessment Process

3.1 This section outlines the process followed by the Council in producing this update to the Strategic Land Availability Assessment. It follows the guidance provided by government, and the report presents the work carried out at each stage of the methodology set out at Figure 1 above.

#### Stage 1. - Site Identification

##### Assessment Area

3.2 The assessment area is the Medway Council administrative boundary.

##### Site Size

3.3 The government's planning policy guidance advises on the scale of sites that should be considered in the assessment:

*'Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.*

*It may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. Plan-makers may wish to consider alternative site size thresholds.<sup>4</sup>*

3.4 The council considered that an alternative site size threshold was appropriate. This reflected the urban nature of parts of Medway with smaller brownfield sites suitable for regeneration, and was based on experience of schemes coming forward. As a result the Medway 'Call for Sites' set a threshold for sites of 0.15ha, or have the potential to deliver 5 or more dwellings. This threshold and development assumptions were further reviewed at a later stage in the process, responding to advice in the PPG, to ensure the most efficient use of land.<sup>5</sup>

##### Desktop Review

3.5 In order to identify as wide a range of sites as possible, a comprehensive desktop review of information sources was undertaken as a starting point to identify potential development land, including:

- the extant Medway 2003 Local Plan allocations and Development Briefs;
- planning applications that have been refused, withdrawn or lapsed;

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<sup>4</sup> Available at: Paragraph: 009 Reference ID: 3-009-20190722

<sup>5</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>  
See Paragraph: 025 Reference ID: 3-025-20190722

- vacant or underutilised Council land;
- wider public sector land was identified via the One Public Estate Strategy and included land in the ownership of the Police, Fire and Rescue and Health services;
- planning permissions that have not yet been implemented and sites that are under construction, but not yet completed.

3.6 For the preparation of the Medway SLAA 2019 report, information relating to sites under construction and with planning permission came from the Medway Authority Monitoring Report 2019<sup>6</sup> (AMR) published in December 2019 which reported on the period up to 31 March 2019. The AMR has provided a consistent reference base throughout the SLAA preparation and review process. This review concluded that there were no justifiable grounds to revise the development capacity or land use for sites that were under construction, or with unimplemented planning permissions. For this reason, sites that were under construction, or with unimplemented planning consents as at 31 March 2019 are recorded separately in the SLAA site table. These sites are considered to form the committed development trajectory and are not classified as Suitable, Available and Achievable sites in the 2019 New SLAA Sites table.

### Call for Sites

3.7 In addition to the desktop review the Council carried out a 'Call for Sites'. The first 'Call for Sites' to inform the new plan making process, took place in 2014. The Council has subsequently welcomed further site submissions, specifically in relation to representations made through the Regulation 18 consultations. There was a high volume of responses, with a range of sites in urban, suburban and rural areas promoted as having potential for development.

### Identifying Broad Locations and Sites

3.8 The planning practice guidance encourages the assessment of sites that have not only been submitted to the Council formally, but identified through officers' analysis and survey of land and development needs in Medway. This particularly presents the opportunity to consider the development of urban extensions and new settlements. In common with many areas facing the challenges of meeting substantial growth needs, and constraints on infrastructure, Medway has considered the potential for strategic scale extensions and settlements as reasonable alternatives to deliver sustainable development. The PPG states:

*'It is important that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area.'*<sup>7</sup>

3.9 Planning officers have undertaken three processes in order to identify and consider the broadest possible range of sites that could provide for Medway's growth needs:

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<sup>6</sup> Reports available at: [https://www.medway.gov.uk/downloads/download/24/authority\\_monitoring\\_report](https://www.medway.gov.uk/downloads/download/24/authority_monitoring_report)

<sup>7</sup> MHCLG, Planning Practice Guidance, Paragraph: 010 Reference ID:0 3-010-20190722 (July 2019)

- Village and urban boundary review (2015-16)
- Spatial options review (2016-17)
- Urban opportunity areas review (2018-19)

3.10 Further details of this process are captured in Appendix 8 of this report – Broad Locations search. The purposes of these reviews were to provide for a comprehensive assessment of potential development land. The reviews also responded to the conclusions of the previous assessments in 2016, 2017 and 2018 not providing sufficient sites to meet the development needs over the plan period. Using information brought together from officers’ potential sites review and some additional sites promoted, a small number of new sites were identified for assessing in the 2019 SLAA.

### **Screening**

3.11 Following the identification and survey of sites, an initial desktop assessment was carried out to remove sites that were in principle unsuitable for further assessment through the SLAA process. This included sites that fell within one of the following categories:

- Sites less than the size threshold (0.15ha) or would produce less than five dwellings;
- Sites located in an environmental designation (Special Areas of Conservation, Ramsar, Special Protection Areas, Site of Special Scientific Interest, Marine Conservation Zone, National Nature Reserve, Local Nature Reserve and Ancient Woodland)
- Sites located entirely within flood zone 3a/b and surface water flood risk where the Council’s Flood Risk and Drainage Officer advised that issues could not be resolved
- Sites subject to the Control of Major Accident Hazards regulations

3.12 The Council also used this stage of the assessment to identify duplicate sites, sites that were in the 2018 SLAA and where development has since been completed, or merged with other sites. This review also provided the opportunity to revisit the database. This included updating records where sites that were originally identified by council officers as having development potential had subsequently received developer interest. Some site references were updated. This ensured the accuracy of the SLAA site database. The full set of sites removed or subject to amendments at this screening stage is presented at Appendix 2.

### **Site/broad location survey**

3.13 All sites were surveyed as part of the process of SLAA analysis and information was recorded on a proforma to ensure consistency. A copy of the form used is set out in Appendix 6. The site survey process assisted in identifying any further information that may affect suitability or achievability in addition to the findings of the desktop review process or the details provided with the SLAA site submission.

## Stage 2. Site/Broad Location Assessment

3.14 The Council has been proactive in considering sites and land with development potential in Medway. It used the responses received to the Regulation 18 Development Strategy consultation in 2018 to update information on sites in the SLAA database. Following the consultation, the Planning Service contacted site promoters with a SLAA 'Further Information Consultation' 2018. This exercise provided an opportunity to identify additional sites and for further information on sites to be submitted to the Council. This has assisted in the assessment of site capacity and the potential to overcome constraints. The Council has used this information to produce this current SLAA report.

### Estimating the development potential

3.15 National planning policy<sup>8</sup> and guidance<sup>9</sup> advises that an estimate of the development potential of each identified site should be provided and guided by the existing or emerging plan policy including locally determined policies on density.

3.16 Where the plan policy is out of date or does not provide a sufficient basis to make a judgement the PPG advises that relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints.

### Residential development

3.17 There is no saved policy on density in the 2003 Medway Local Plan. The approach used for assessing residential development capacity has developed over time with each SLAA iteration. This iterative process is in accordance with Stage 4 of the SLAA Methodology set out in Planning Practice Guidance 2019. The PPG advises authorities to consider changing assumptions about the development potential of particular sites to ensure that these make the most efficient use of land. *'This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town and city centres, and other locations that are well served by public transport'*.<sup>10</sup> The Council followed this guidance and carried out further work in assessing potential for development at high density in accessible locations. Further details on how the Council has determined residential development capacity are provided in Appendix 9. The methodology considers the distinct geographies of Medway, and the opportunities for development at higher density supported by sustainable travel options. Typically the highest densities are directed to central urban locations within proximity of rail and bus services. A minimum density of 35 dwellings per hectare was used across Medway outside of the areas that benefitted from better public transport accessibility.

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<sup>8</sup> MHCLG, National Planning Policy Framework, paragraph 122 & 123 (February 2019)

<sup>9</sup> MHCLG, National Planning Practice Guidance – Paragraph: 016 Reference ID: 3-016-20190722 (July, 2019)

<sup>10</sup> [https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment Paragraph:025](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment-Paragraph:025) Reference ID: 3-025-20190722

3.18 The Council’s density calculations are summarised in the table below set out at Figure 2, which make reference to zoning criteria used in the methodology. These calculations have been used where a density and capacity figure have not been provided by the site promoter and in cases where the Council considered that the density or capacity provided was not appropriate when assessed against the Council’s capacity typology set out below, and an understanding of the site characteristics and constraints.

<b>Accessibility Zone</b>	<b>Policies Map Label</b>	<b>Dwellings per hectare</b>
Chatham Railway Station	A	See Chatham Town Centre Masterplan
Strood Railway Station	B	See Strood Town Centre Masterplan
Gillingham Railway Station	C	50
Rochester Railway Station	D	50
Rainham Railway Station	E	35
Cuxton Railway Station	F	35
Halling Railway Station	G	35
High frequency bus corridor	H	35

**Figure 2 Medway SLAA Density Matrix**

### **Economic Development**

3.19 The development potential of sites for employment uses has been calculated by applying a ‘plot ratio’ to the gross site area, in line with the advice in the Medway Employment Land Needs Assessment 2015<sup>11</sup>, which reflected national standards used by Homes England. The following plot ratios (Site Area : Floorspace) are considered appropriate assumptions for the purposes of assessing commercial development potential in the SLAA:

- Office: 1:1
- Industrial and Warehouse: 1:0.4

### **Potential uses**

3.20 The Call for Sites process used a proforma (set out at Appendix 5) to gather information on potential development sites. The template requested information on the preferred uses of the promoted site. This was supplemented by the site surveys that reviewed potential uses and made recommendations as to an appropriate use, or uses. From this an officer judgement was made as to the most appropriate use(s) for a site.

3.21 If the site was identified through a desktop review or broad location assessment, and therefore did not benefit from information provided by a site promoter, then the preferred use was determined through recent developer interest in the site and/or the survey undertaken by the Council.

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[https://www.medway.gov.uk/downloads/file/630/medway\\_employment\\_land\\_assessment\\_final\\_report\\_161602](https://www.medway.gov.uk/downloads/file/630/medway_employment_land_assessment_final_report_161602)

## Suitability

- 3.22 Sites that were previously allocated or identified in planning policy documents, had planning permission or were under construction were generally deemed suitable.
- 3.23 The planning practice guidance indicates that the assessment of the remaining sites should be guided by established or emerging local planning policies or national policy/guidance.<sup>12</sup> Due to the age of the existing Medway Local Plan 2003 sites were tested against national policy only.
- 3.24 The PPG outlines factors that should be considered when assessing the suitability of a site for development, including:
- *national policy;*
  - *appropriateness and likely market attractiveness for the type of development proposed;*
  - *contribution to regeneration priority areas;*
  - *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.*<sup>13</sup>
- 3.25 The council used the criteria set out above to develop a standard proforma to use in assessing sites. This included:
- **Physical limitations** - site access (physical access to sites suitable for vehicles), flood risk, air quality (impact on AQMA), ground contamination, any abnormalities on site (e.g. topography or complex site clearance) ;
  - **Potential impacts** – reference to landscape impacts, natural environment (ecology and nature designations), heritage designations (Listed Buildings, Scheduled Ancient Monuments, Conservation Areas and archaeology) and impact on agricultural land;
  - **Appropriateness and likely market attractiveness** – access to infrastructure (local centres, supermarkets, designated open spaces, education facilities), sustainable transport opportunities (access to bus stops and train stations)
  - **Contribution to regeneration** – supporting development on brownfield sites and within the town centres close to transport hubs;
- 3.26 The sites were assessed against these criteria using existing data sources and GIS analysis, and further informed by the findings of the site survey in order to provide a sensitivity checking process to determine the suitability of the sites. The Planning Service sought expert advice from technical services internally, such as Conservation, Landscape, Environmental Protection, Greenspaces, SuDS officers, and made use of a range of databases held within the Council. A traffic light 'RAG' rating was applied to every site against each of the defined criteria. An informed judgement concluded on the overall suitability of the site for development.

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<sup>12</sup> MHCLG, National Planning Practice Guidance, Paragraph: 018 Reference ID: 3-018-20190722 (July 2019)

<sup>13</sup> MHCLG, National Planning Practice Guidance, Paragraph: 018 Reference ID: 3-018-20190722 (July 2019)



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3.27 The table at Figure 3 below sets out the process that the Council undertook to assess individual sites in order to reach conclusions on the potential suitability of a site.

Figure 3: Suitability testing criteria & methodology

Site Review Assessment Criteria and Process - desktop				
Criteria	Green	Amber	Red	National policy, guidance justification & information source
<b>Access to services &amp; facilities<sup>14</sup></b>	The majority of the site is located within 400m of 'services & facilities'.	The majority of the site is located within 800m of 'services & facilities'.	No 'services & facilities' are located within 800m of the site	NPPF: <ul style="list-style-type: none"> <li>• Paragraph 103</li> </ul> <i>Services &amp; facilities - local &amp; district centres as defined in the Medway Local Plan 2003, plus education facilities, supermarkets, shopping centres developed since 2003 plan adopted</i>
<b>Access to Open Spaces</b>	An 'open space' is located within 400m of the site	An 'open space' is located within 800m of the site	No 'open space' is located within 800m of the site	NPPF: <ul style="list-style-type: none"> <li>• Paragraph 91</li> </ul> <i>Open spaces - protected and proposed open spaces defined in Medway Local Plan 2003 and Medway PPG 17 Audit (2012)</i>

<sup>14</sup> Distances of 400m and 800m were chosen as appropriate walking distances, based on guidelines from the Chartered Institution of Highways and Transportation, <http://www.ciht.org.uk/en/knowledge/publications/index.cfm/providing-for-journeys-on-foot-2000>

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<b>Site Review Assessment Criteria and Process - desktop</b>				
<b>Criteria</b>	<b>Green</b>	<b>Amber</b>	<b>Red</b>	<b>National policy, guidance justification &amp; information source</b>
<b>Transport</b>	The site is within 400m of an existing bus stop or 800m of a train station	This site is not within a 400m of a bus stop or 800m of a train station, but is of a size that would warrant the provision of public transport enhancements.	The site is not within 400m of a bus stop or 800m of a train station, and it was considered unlikely that public transport enhancements would be delivered.	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 103</li> <li>• Paragraph 110</li> </ul> <p><i>Mapped transport infrastructure</i></p>
<b>Site Access</b>	A (suitable) vehicular access exists	It is likely a (suitable) vehicular access could be created (within site ownership or highways land).	It is unlikely that a (suitable) vehicular access could be created	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 110</li> </ul> <p><i>Details from GIS mapping and photography and site survey, and consideration of information provided in Call for Sites</i></p>
<b>Landscape &amp; Environment</b>	Sites that are previously developed land (PDL), outside of the remit of Medway LCA 2011 <sup>15</sup> or within landscape that has both a poor condition and low sensitivity. Plus there is	Either or both the sensitivity or condition of the landscape is moderate as assessed in the Medway LCA 2011 and there may be ecology interest on site.	The site falls within a landscape of either or both of high sensitivity and good condition in the Medway LCA 2011 and significant ecology interests may exist.	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 170</li> </ul> <p><i>Landscape &amp; environment -Medway Landscape Character Assessment 2011, emerging Local Plan evidence</i></p>

<sup>15</sup> Medway Landscape Character Assessment, 2011: [https://www.medway.gov.uk/downloads/file/2340/medway\\_landscape\\_character\\_assessment\\_main\\_report\\_2011](https://www.medway.gov.uk/downloads/file/2340/medway_landscape_character_assessment_main_report_2011)

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<b>Site Review Assessment Criteria and Process - desktop</b>				
<b>Criteria</b>	<b>Green</b>	<b>Amber</b>	<b>Red</b>	<b>National policy, guidance justification &amp; information source</b>
	likely to be minimal ecology value in the site.		<p>Or have an impact of a designated habitat.</p> <p>Likely to have a detrimental impact on the purposes of the AONB and/or Green Belt designations.</p>	<i>base, designated landscapes and national designated habitats (SSSI, SAC, AONB, Ancient Woodland) &amp; Green Belt</i>
<b>Heritage</b>	Development is unlikely to impact upon any designated heritage assets or archaeology. Site is remote from any heritage assets.	<p>Development may have an impact upon designated heritage assets or archaeology</p> <p>Site includes or is in close proximity to a heritage asset and may therefore have an impact.</p>	<p>Development is likely to have a significant impact upon designated heritage assets.</p> <p>Development would be likely to result in complete or partial loss of heritage asset.</p>	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 193</li> </ul> <p><i>Heritage assets - designated (listed buildings, conservation areas, scheduled ancient monuments)</i></p>
<b>Flood Risk</b>	Site is at low risk of flooding. Site is in Flood Zone 1 or 2 and site is not an area of high risk for surface water flooding.	Site is in Flood Zone 3 <i>or</i> site is in area of high surface water flood risk	Site is in Flood Zone 3 and within in area of high surface water flood risk	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 155</li> </ul> <p>Flood zones - Environment Agency flood mapping</p>

*Medway Strategic Land Availability Assessment (SLAA)  
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<b>Site Review Assessment Criteria and Process - desktop</b>				
<b>Criteria</b>	<b>Green</b>	<b>Amber</b>	<b>Red</b>	<b>National policy, guidance justification &amp; information source</b>
				Surface water flood risk - Medway Council Flood Risk & Drainage & Environment Agency flood mapping
<b>Air Quality</b>	<p>Site is not within or adjacent to an AQMA; nor is contamination suspected.</p> <p>Traffic generated by the development is not expected to route through AQMA (or potential AQMA)</p>	<p>Site is not within or adjacent to an AQMA.</p> <p>Traffic generated by development is expected to route through AQMA (or potential AQMA) but site will accommodate less than 200 units or 1000 sq.m of commercial floorspace<sup>16</sup>.</p>	<p>Site is within or adjacent to an AQMA.</p> <p><i>Or</i></p> <p>Traffic generated by development is expected to route through AQMA (or potential AQMA) and site will accommodate more than 200 units or 1000 sq.m of commercial floorspace.</p>	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 181</li> </ul> <p>Other guidance:</p> <ul style="list-style-type: none"> <li>• Medway Air Quality Planning Guidance (2016)</li> </ul> <p>Medway AQMAs: Central Medway, Pier Road, High Street/Rainham Town Centre &amp; Four Elms Hill. Therefore, this criterion only applies to sites within or close to these designated areas.</p> <p>Further work on assessing the impact on air quality will be carried out as part of the Strategic Transport Assessment.</p>

<sup>16</sup> Any scheme above this scale of development will require either an air quality assessment of emissions mitigation assessment as per pp.6-7 of the Medway Air Quality Planning Guidance (2016) - [https://www.medway.gov.uk/info/200140/environment\\_health\\_and\\_safety/416/air\\_quality/3](https://www.medway.gov.uk/info/200140/environment_health_and_safety/416/air_quality/3)

*Medway Strategic Land Availability Assessment (SLAA)  
2019*

<b>Site Review Assessment Criteria and Process - desktop</b>				
<b>Criteria</b>	<b>Green</b>	<b>Amber</b>	<b>Red</b>	<b>National policy, guidance justification &amp; information source</b>
<b>Contamination</b>	Contamination is not suspected on the site	Contamination is known or suspected on site but remediation is considered to be deliverable	Contamination is known or suspected on the site but remediation is expected to be undeliverable	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 170</li> </ul> <p>Contaminated land – reference to Medway Council Environmental Protection records</p>
<b>Agricultural Land</b>	The site is PDL or within ALC classification urban, non-agricultural, grade 5, grade 4	ALC grade 3	ALC Grade 1& 2	<p>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 170</li> </ul> <p>Agricultural land classification - Ministry of Agriculture, Fisheries and Food ALC survey data 1988</p>
<b>Contribution to Regeneration Priorities</b>	<p>Meets fully the objectives of the Medway 2035 Regeneration Strategy</p> <p>Site is previously developed land</p>	Partly meets the objectives of the Medway 2035 and is previously developed land	Does not contribute to any of the objectives in 'Medway 2035'. Site is greenfield land	<p>GIS analysis</p> <p>NPPG: Paragraph: 018 Reference ID: 3-018-20190722</p> <p>Adopted development briefs and masterplans.</p>
<b>Sensitivity check</b>				

*Medway Strategic Land Availability Assessment (SLAA)  
2019*

<b>Site Review Assessment Criteria and Process - desktop</b>				
<b>Criteria</b>	<b>Green</b>	<b>Amber</b>	<b>Red</b>	<b><i>National policy, guidance justification &amp; information source</i></b>
<p>This framework was used to provide a consistent basis for the initial assessment of suitability for development. The process was further developed through use of the results of the site surveys, the emerging evidence base for the new Local Plan, including Sustainability Appraisal work, and officer informed judgement and knowledge regarding individual sites. This included a review of the 'market appropriateness' test of the PPG.</p>				

## Availability

- 3.28 The PPG advises that sites are deemed to be available for development, when *‘on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.’*<sup>17</sup>
- 3.29 In preparing the Medway SLAA 2019, sites were deemed to be available based on a number of factors:
- Submitted in response to the ‘Call for Sites’ processes, unless we are aware of lack of developer interest in recent years;
  - The site promoter participated in a developer interview or follow up discussions as part of the Call for Sites process or wider plan making processes;
  - The site promoter responded to consultation stages supporting the preparation of the new Medway Local Plan indicating interest in development of the site;
  - There has been development interest in the site since submission to the Call for Sites process;
  - A response was received to the further information consultation on the SLAA in 2018;
  - Information gathered in relation to the preparation of the town centre masterplans and delivery strategies in Chatham, Gillingham and Strood and market engagement.

## Achievability

- 3.30 The PPG states that an achievable site is one where *“there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time”*<sup>18</sup> and is essentially a judgement about the economic viability of a site and whether it will be completed in the time period.

The Council has undertaken initial achievability testing, informed by:

- Developer interviews
  - Information requested as part of the site submissions
  - Any further submissions to the Council regarding sites with specific information on achievability
- 3.31 In 2015 the Council undertook developer interviews on those sites submitted in the 2014 Call for Sites and has since then kept an open dialogue on sites with developers. Part of this dialogue has been to understand the achievability of the sites coming forward for development.

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<sup>17</sup> MHCLG, National Planning Practice Guidance, Paragraph: 019 Reference ID: 3-019-20190722 (July, 2019)

<sup>18</sup> MHCLG, National Planning Practice Guidance, Paragraph: 020 Reference ID: 3-020-20190722 (July, 2019)



- 3.32 The Call for Sites pro forma requested information on possible constraints on the site and asked land owners/developers to identify any market viability and/or legal/ownership issues. Initial work on the Viability Assessment for the new Local Plan has also involved engagement with the development sector to inform assessments of achievability.

### Phasing

- 3.33 The phasing estimates have been collated by Medway Council's Planning Policy Team. This work is based on the systems and processes supporting the annual development monitoring work published in the Authority Monitoring Report. Officers use discussions with developers and relevant officers to estimate numbers over the plan period, together with knowledge on likely delivery rates based on experience of sites across Medway. This work has been further developed in 2019, with the appointment of an Implementation Officer, who has been responsible for the production of the Medway Council Housing Delivery Test Action Plan in August 2019. The officer's role includes ongoing engagement with the development sector to understand causes of delay in implementing planning consents and maintaining up to date records of planned development.

### Overcoming constraints – Stage 2a

- 3.34 Once a review of suitability, availability & achievability was completed the findings were reviewed to understand if any of the constraints could be overcome.<sup>19</sup> This process considered whether suitable mitigation could be put in place in order to bring forward a site for development. Sites were re-appraised in conjunction with technical specialists in the Council (Heritage, Landscape & Design, Flood Risk & infrastructure) and the emerging Local Plan evidence base to consider whether suitable mitigations could be put in place to satisfactorily address constraints. The results of this work are outlined in Appendix 11. The process followed the updating of site information received through both the Regulation 18 Development Strategy Consultation and the SLAA 'Further information consultation 2018'.
- 3.35 The review that has informed the preparation of the 2019 SLAA report has included the work undertaken for the production of the town centre masterplans and delivery strategies for Chatham, Gillingham and Strood. This work has identified significant development potential in the centres, and also engaged with the development sector in preparing the documents. The council seeks to adopt these documents as part of the evidence base for the new Local Plan at the Cabinet meeting in December 2019. Another key component of evidence that has supported the SLAA process, particularly in overcoming constraints was the successful Housing Infrastructure Fund (HIF) bid. In November 2019, the council was informed that it had secured £170m of investment in strategic transport improvements and environmental measures. This investment facilitates growth on the Hoo Peninsula. Work at earlier stages of the SLAA had identified transport and environmental constraints to development in this location. The Council has used the updated information from the successful HIF bid to re-assess these constraints. This has provided for increased potential land supply in this location.

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<sup>19</sup> MHCLG, National Planning Practice Guidance, Paragraph: 021 Reference ID: 3-021-20190722 (July, 2019)

## Stage 3 – Windfall Assessment

3.36 The Planning Practice Guidance allows for Local Planning Authorities to justify a windfall allowance as part of their housing land supply.<sup>20</sup> Windfalls (consented development sites that have not been specifically identified in the Development Plan) have formed an important component of housing land supply in Medway in recent years. In 2016/17, 36% of the housing completed was delivered on windfall sites. The council has therefore made allowance for a windfall assessment as part of land supply. However it is recognised that the high proportion of development delivered in recent years reflects the age of the current Local Plan. The new Local Plan will provide new allocations for development, and therefore the rates of housebuilding arising from windfall sites will likely be lower than the recent pattern. This is recognised in the methodology used to determine a justified windfall allowance for the new plan period. Further details on the Windfall methodology is set out Appendix 10.

Financial year	Plan period year	Windfalls
2020/21	Year 1	-
2021/22	Year 2	-
2022/23	Year 3	-
2023/24	Year 4	-
2024/25	Year 5	-
2025/26	Year 6	190
2026/27	Year 7	190
2027/28	Year 8	190
2028/29	Year 9	190
2029/30	Year 10	190
2030/31	Year 11	190
2031/32	Year 12	190
2032/33	Year 13	190
2033/34	Year 14	190
2034/35	Year 15	190
2035/36	Year 16	-
2036/37	Year 17	-
	<i>Total</i>	<i>1,900</i>

**Figure 4 Medway windfall summary**

<sup>20</sup> MHCLG, National Planning Practice Guidance: Paragraph: 023 Reference ID: 3-023-20190722 (July 2019)

## Stage 4 – Assessment Review

3.37 In the previous iterations of the SLAA (2016, 2017 & 2018), the assessment found a shortfall in suitable, available and achievable sites to meet the identified development needs over the plan period. The Council acknowledged the need to carry out further work to seek to overcome constraints to development, in planning to meet the area’s growth needs. This has informed the approach to this current assessment.

### Review assessment

3.38 The outcome of the Medway SLAA 2019 assessment has found an increased supply of potential development land that is suitable, available and achievable. This is at a scale to meet the scale and range of growth needs identified for the new Local Plan period. It reflects the certainty provided the successful HIF bid to overcome transport and environmental constraints, supporting potential growth at sites on the Hoo Peninsula. The latest assessment has also considered the work of the Town Centre Masterplans and Delivery Strategies for regeneration in the centres of Chatham, Gillingham and Strood, and boost to the confidence in bringing forward development in these locations.

3.39 The latest housing trajectory for those ‘committed’ sites (planning permissions, under construction and MLP2003 site allocations) was published in December 2019 in the Authority Monitoring Report (AMR). This outlined the position as at 31 March 2019. Sites with permission and under construction are set out in Appendix 12.

3.40 The trajectory set out below uses the 2019 AMR as a baseline and adds to it the additional ‘new’ sites identified as suitable, available and achievable through the SLAA.

3.41 In this review ‘committed’ sites were reviewed in order to determine if any further capacity could be found in these. This review found there to be no potential changes relating to a beneficial change of use or readjustment in site capacities.

### Draft trajectory

Set out below are the draft housing and employment trajectories for housing and employment land.

Housing	Phasing				TOTAL
	Years 1-5	Years 6-10	Years 11-15	Years 16+	
	2019 - 2024	2024 - 2029	2029 - 2034	2034 +	
<b>New Suitable, available and achievable SLAA sites</b>	3643	8331	5857	1440	19271
<b>Large permitted sites from 2019 AMR</b>	5793	1789	0	205	7787
<b>Small permitted sites from 2019 AMR</b>	281	1	0	4	286
<b>Windfalls from AMR</b>		950	950	0	1900
<b>TOTAL PHASING</b>	10287	11071	6807	1649	29244

**Figure 5: Draft housing trajectory**

*Medway Strategic Land Availability Assessment (SLAA)  
2018*

Employment	Phasing				TOTAL
	Years 1-5	Years 6-10	Years 11-15	Years 16+	
	2019 - 2024	2024 - 2029	2029 - 2034	2034 +	
<b>New SLAA 2019</b>					
<b>B1</b>	34,377 sq.m	38,256 sq.m	14,350 sq.m	0 sq.m	86,983 sq.m
<b>B2</b>	55,083 sq.m	77,381 sq.m	42,783 sq.m	12,952 sq.m	188,199 sq.m
<b>B8</b>	79,900 sq.m	140,500 sq.m	74,500 sq.m	0 sq.m	294,900 sq.m
<b>SG</b>	8,500 sq.m	8,500 sq.m	8,500 sq.m	0 sq.m	25,500 sq.m
<b>Total</b>	177,860 sq.m	264,637 sq.m	140,133 sq.m	12,952 sq.m	595,582 sq.m
<b>Existing Sites from 2018 AMR</b>					
<b>B1</b>	4661 sq.m	144 sq.m	8870 sq.m	144330 sq.m	158005 sq.m
<b>B2</b>	129527 sq.m	563 sq.m	2350 sq.m	144450 sq.m	276890 sq.m
<b>B8</b>	57462 sq.m	130 sq.m	5550 sq.m	159994 sq.m	223136 sq.m
<b>Mixed B</b>	8258 sq.m	22608 sq.m	7100 sq.m	0 sq.m	37966 sq.m
<b>TOTAL</b>	199908 sq.m	23445 sq.m	23870 sq.m	448774 sq.m	695997 sq.m

**Figure 6: Draft employment trajectory**

## **4. Conclusions**

- 4.1 A total of 228 sites were deemed to be suitable, available and achievable for development. This comprised 148 residential sites, 47 employment sites, 24 mixed use sites and 9 sites for other uses. The sites are detailed in Appendix 3.
- 4.2 It is understood that the SLAA provides a high level assessment of the potential of land for development. This assessment has used a range of data sources to determine availability, suitability and achievability. The Council considers that the methodology followed provides for a robust assessment of land, critical to the plan preparation process. However further work on the evidence base, such as the final stage of work on the Strategic Transport Assessment and the Viability Assessment of the plan, will also be critical. The comprehensive evidence base will be used to confirm which sites and locations could deliver sustainable development that meets the vision and objectives of the draft Local Plan, and where key mitigations may be required.

### **Next Steps**

- 4.3 Following the publication of the SLAA the information will be taken forward to inform the Sustainability Appraisal and site selection for the Draft Local Plan publication in 2020.

**Medway Strategic Land Availability  
Assessment Report, 2019**

**APPENDICES**

# **Appendix 1 - All sites assessed**

## **(SLAA stage 1)**



## All sites assessed

Site Name	Site Ref
89 Ingram Road, Gillingham	3
Layfield Road	11
Medway House, 277 Gillingham Road	13
Recreation Ground, Bells Lane, Hoo	15
Rear of Dial Road, Gillingham	20
Strand Leisure Park	32
RSME Kitchener Barracks, Brompton	33
Retailing In Gillingham,High,Skinner,Jeffrey Strts	39
Bells Lane	44
Chattenden Barracks, Chattenden	50a
Clarendon Drive, Strood	51
Playing Field at Hilltop Primary School	71
Former Temple School	72
Albert Place, Strood	81
Columbine Close, Strood	83
Church Green	87
Strood Riverside, Canal Road	90
320 - 344 High Street inc. 42 New Road, Rochester	100
1-35 High Street, Chatham (Grays Garage)	102
Chatham Historic Dockyard	104
Former Civic Centre and Janes Creek	137
Former Bishopcourt Kitchen Garden, Love Lane, Rochester	141
Adj to 23 Love Lane, Rochester	142
St Bartholomews Hospital, New Road, Rochester	144
Sports Ground, Featherby Road	158
East of Gillingham Golf Course	164
56A Pump Lane, Rainham	177
274-276 Station Road Rainham	182

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)'  
See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Land off Granary Close, Rainham	187
Petham Green Twydall	193
Orchard Precinct Retailing, Rainham	196
352-356 Luton Road, Luton	213
Rear of Sawyers Court, Chatham	215
Borough Road, Gillingham	219
Settington Avenue	233
Chatham-Comparison Retailing	243
Dormers, 3 Upper Luton Road, Chatham	248
Sorting Office, The Paddock, Chatham	249
Sir Evelyn Road, Rochester	282
Sir Evelyn Road, Rochester	286
Pattens Place	289
Reservoir, Maidstone Road, Rochester	292
Disused Pit, rear of Mansel Drive, Borstal	293
Fort Borstal	295
Hill Road, Borstal	296
Adj to 75 Harvesters Close, Rainham	306
Adj 2 Hoath Lane	311
Adj to 38 Almond Grove, Hempstead	314
Adj to 8 Watermeadow Close	316
Rear of Wigmore Reservoir, Wigmore Road, Wigmore	351
Land North of Former Cement Works, Formby Road, Halling	352
East Cookham Wood, Maidstone Road, Rochester	375
Adj to Fort Horsted, Chatham	376
Rochester Airfield	378
Lordswood Lane	385
Heron Way, Princes Park	404

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)'  
See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Vixen Close, Lordswood	410
South of Vicarage Road, Halling	435
Hook Wood & land to the east of North Dane Way	438
Adjacent to 43 Hill Road, Borstal	440
Garage court off St Johns Road, Hoo	441
443 Former Military Site, Lower Upnor	443
35 Avery Way Allhallows	454
Police Station Birling Avenue Rainham	456
1-3 Canal Road Strood	457
9 Cross Street Chatham	462
38 London Road Strood	467
Mid Kent College, Horsted, Maidstone Road	470
124 Pier Road, Gillingham	471
Land at St Mary's Island Maritime Way, Chatham	472
20 Old Road Chatham	476
54 and 61 Shanklin Close Chatham	480
Car Park The Terrace Rochester	484
Safety Bay House, Warwick Crescent, Rochester	486
Courtsole Farm Pond Hill Cliffe	488
Land rear of 7-13 New Road CHATHAM	493
32-34 Roosevelt Avenue Chatham	502
Rochester Police Station Cazeneuve Street Rochester	510
Victory Pier, Pier Road, Gillingham	511
Sandacres, Upnor Road, Lower Upnor	514
Rochester Riverside	515
Mercury Close, and adj to 62-72 Shorts Way Borstal	516
Hoo - North East Bells Lane Hoo	520
East of Wainscott Road Wainscott	523

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Southern Water Site, Capstone Road, Chatham	524
389 High Street CHATHAM	530
39-41 High Street CHATHAM	531
94-100 High Street, Chatham	532
33 Richard Street CHATHAM	534
22-26 Victoria Street, Rochester	537
174-176 Canterbury Street GILLINGHAM	541
77 Station Road Rainham	544
85 Church Street GILLINGHAM	547
308 Luton Road Luton	551
195 Princes Avenue Walderslade	559
284-286 High Street Chatham	561
South Thames Regional Health Authority Land	564
Fort Horsted, Primrose Close, Chatham	570
47-48 Second Avenue Industrial Estate	571
Elm Court, Capstone Road, Gillingham	576
R/O 329 - 377 (Featherstones) High St ROCHESTER	598
Strood Service Station, 3 London Road, Strood	603
Walnut Tree Farm, 155 Lower Rainham Road, Rainham	604
Colonial House	632
Plot D, Kingsnorth industrial estate	643
Grain Power Station, Grain Road	646
Kingsnorth Power Station	647
Land between Vanguard Way and Anthony's Way	648
Cliffe Yard, Anthony's Way, Medway City Estate	649
Wilds Yard, Clipper Close, Frindsbury	652
Land adjoining Southern House, Anthonys Way	654
Land South of Kent Terrace, Canterbury Lane, Rainham	655

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Watermill Wharf, Canal Road, Strood	657
7 St Mary's Road, Strood	658
Dial Road, Gillingham	661
82 Jeffery Street, Gillingham	663
Alexander Garage & 3 Old Road, Chatham	666
39-41 Mills Terrace, Chatham	669
Rear of 5 New Road, Chatham	673
Cuxton Station, Station Road, Cuxton	676
Between 142 & 152 Luton Road, Chatham	680
109 Frindsbury Road, Strood	684
Temple Waterfront, Roman Way, Strood	685
Diggerland, Roman Way, Strood	686
Former gas works site, north of Pier Road, Gillingham	687
25-33 Corporation Street, Rochester	688
Hempstead Valley Shopping Centre	691
West of Meresborough Road	692
Land at Medway Road, West of 32 Laurel Road	693
National Grid Property Holdings, Grain Road	699
Ex Service Stn, adj 86 Corporation Street, Rochester	700
Former Tug & Shovel, North Street, Strood	702
31-39 Duncan Road, Gillingham	703
Carpeaux Close, Chatham	704
Pit 2, Roman Way, Strood	705
LIFT site, 551-555 Canterbury Street, Gillingham	707
Land rear of former St Matthews School, Borstal	708
Allhallows Holiday Park, Avery Way	709
North side of Commissioners Road	711
HMP Rochester, Sir Evelyn Road	712

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)'  
See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Land to east of Chattenden Lane	713
Land to east of Chattenden Lane	714
Land to West of Church Farm, Church Lane, Hoo	715
Land to the East of Toad Hall, Main Road, Hoo	716
West of Tower Hill House, Castle Street Upnor	717
Bridge Lodge, Four Elms Hill	718
Land at 506 Lower Rainham Road	719
90-94 Bush Road, Cuxton	722
BAE Systems, Rochester	724
1-21 St Clements House, Corporation Street	726
Brompton Farm, adj. 66 Brompton Farm Road	727
10-40 Corporation Street, Rochester	728
North of Brompton Farm Road	729
Land North East of Kingsnorth Industrial Estate	730
46-86 Corporation Street, Rochester	731
Land at Listmas Road, Chatham	732
Amenity Land at 45-75 Chatham Grove, Chatham	733
Garages at Robson Drive, Hoo, Rochester	734
Upnor Wharf	735
Former Uniwoi, Fleet House, Upnor Road, Lower Upnor	736
Land at the former Upnor Quarry, Upnor	737
Hoo Common, Chattenden	738
Communal areas, John Street, Hoo	740
Pattens Place, Rochester	741
Infill between terraces at Blackman Close, Hoo	742
Fenced area Lordswood Lane	743
Land terrier Poplar Road, Strood	745
Former Earl Community Centre, Albatross Avenue	746

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Barn Meadow, Upper Halling	747
Wooleys Orchard, land south of Lower Rainham Road	749
Land Between Pump Lane & Bloors Lane, Rainham	750
BAE Sports & Social Club, Bells Lane, Hoo	751
North side of Commissioners Road, Strood	752
Land west of Hoo	753
Land at Burneys Farm, Lower Stoke	754
Former Police Station, Chatham	755
Pentagon, Chatham	756
Between Cross Street & The Brook, Chatham	757
Sir John Hawkins Car Park, Chatham	758
Whiffens Avenue Car Park, Chatham	759
Former Tesco store, The Brook, Chatham	760
Parcel 4, Cliffe Wharf, Salt Lane, Cliffe	762
Parcel 8, Cliffe Wharf, Salt Lane, Cliffe	763
Land at Holy Trinity Church, Twydall Land, Twydall	764
St Lukes Church, Sidney Road, Gillingham	765
Land at Chapel Road, Grain	767
Land at Green Lane, Grain	768
Pintail Close garages, Grain	769
Recreational Centre, Pintail Close, Grain	770
Port Victoria Road, Grain	771
81-85 High Street, Chatham	772
Bridgewood, Rochester	773
Mill Hill, Grange Road, Gillingham	774
Bakers Field, Station Road, Rainham	775
Land at West Motney Way, Rainham	776
Manor Farm, Lower Rainham Road, Rainham	778

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***

## All sites assessed

Site Name	Site Ref
Adj. To Farm Cottages, Lodge Hill Lane, Chattenden	780
218 Main Road, Hoo	781
Cuxton Gate, Station Road, Cuxton	782
Land at Capstone Valley, Darland Farm	783a
Land at Capstone Valley, Darland Farm	783b
Land at Capstone Valley, Darland Farm	783c
Land at Capstone Valley, Darland Farm	783d
Site A, west of Chapel Lane, Hempstead	784
Site B, east of Chapel Lane, Hempstead	785
Site C, land off Hoath Way, Hempstead	786
Adj Port Victoria Road, Grain	787
Land at Church Hill, Rochester Road, Cuxton	788
East of the Old Orchard, Merry Boys Road	789
Old Chalk Pit, Lower Rochester Road, Frindsbury	790
Former Equestrian Centre, Walnut Tree Farm Rainham	791
Port Medway Marina, Station Road, Cuxton	792
Middle Street Farm, Grain Road, Middle Stoke	794
Street Farmyard, Stoke Road, Hoo St Werburgh	795
Rede Court Gravesend Road	796
Holy Name Church, Lower Rainham Road	797
Land off Bush Road, Cuxton	799
Land west of Lower Station Road, Rainham	800
Land at Chapel Lane, Upper Halling	801
Chattenden Farm, Lodge Hill Lane	802
High View Farm, Lordswood Lane	803
Former Officers Mess, Maidstone Road, Chatham	804
Land at rear of 212 High Street, Chatham	806
Beech Lodge, Chapel Road, Grain	807

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***



## All sites assessed

Site Name	Site Ref
Queens Court, Chichester Close, Rainham	808
Junction of Pier Road and Medway Road, Gillingham	810
The Farmyard, Darland Farm	811
Adj. Beatty Avenue, Gillingham	813
Westmoor Farm, Moor Street, Rainham	814
East side of Vicarage Lane, Hoo	815
Meeting Hall, Queens Road, Gillingham	816
Berengrave Nusery, Rainham	817
J7, Chatham Maritime	818
Pump House 7, Leviathan Way, Chatham Maritime	819
Interface Land, Chatham Maritime (northern site)	820a
Interface Land, Chatham Maritime (southern site)	820b
Machine Shop 8 Chatham Maritime	821
Land at Robins and Day	822
Chatham Docks, Chatham	824
Land East of Otterham Quay Lane, Rainham	825
111 Nelson Road, Gillingham	826
Stonehouse Farm, Dillywood Lane, Frindsbury	827
Former Conoco Site/Thameside Terminal, Salt Lane	828
Medway Bridge Marina, Manor Lane, Rochester	829
Land at Grange Road, Gillingham	830
2-4 Balmoral Road, Gillingham	831
Land to the West of North Dane Wood, Lordswood	832
Medtha Bungalow, Port Victoria Road, Grain	833
1 Batchelor Street, off the Brook, Chatham	834
Walnut Tree Farm, r/o Longfield Ave, High Halstow	835
Land to the East of Church Street	836
Land to the West of Church Street	837

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## All sites assessed

Site Name	Site Ref
Pelican Reach, Clipper Close, Medway City Estate	838
Former Alloy Wheels Priory Road	839
Land west of Maidstone & Rochester Roads, Rochester	840
Tesco Store, Rainham Shopping Centre	841
Tesco, Strood	843
Amherst Hill, Brompton	844
Woolmans Wood Caravan Site	845
Garage Court at Sundridge Drive, Chatham	846
Siloam Farm, Rainham	847
Land south of View Road, Cliffe Woods	848
Bennetts Orchard, Lower Rainham	849
Chambers Cycle Stores, Rochester	850
111 Rainham Road (Jezreels), Gillingham	853
230, High Street, Rochester	855
240, High Street, Rochester	856
The Brook (r/o High St and Batchelor St) Chatham	857
Eldon St, Carpeaux Close and Hards Town, Chatham	858
Land at High St, Union St and New Road, Chatham	860
141-151 New Road and land at Union Street, Chatham	861
296-310 High Street, Chatham	862
11-31 Cross Street, Chatham	863
King Street, Chatham	864
2-8 King Street and 1-11 Queen Street, Chatham	865
55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	866
2-14 Railway Street & 142-146 High Street, Chatham	867
19 New Road Avenue and 3 New Cut, Chatham	868
Wickes, New Cut, Chatham	869
Alexandra Hotel, Railway Street, Chatham	870

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## All sites assessed

Site Name	Site Ref
Chatham Railway Station	871
West of Maidstone Road, adj Chatham Rail Station	872
Rear of 47 High Street/Britton Street, Gillingham	873
Land at junc. of Marlborough Rd/Brompton Rd, Gill	874
Retail Core (High St, Jeffrey St, King St) Gillingham	875
BT Switch Centre, Green Street, Gillingham	876
208 Canterbury Street Gillingham	878
R/O 73,75-77 High Street, Rochester	880
106-108 Delce Road, Rochester	883
3-7 Mill Road, Gillingham	886
Stoke Garage, High Street, Lower Stoke	888
Working Men's Club, 2 Rock Avenue, Gillingham	889
15,17,19 New Road, Chatham	896
Garage Block, Witham Way, Strood	897
208-214 Windmill Road, Gillingham	899
Coal Yard, 8 Westcourt Street, Brompton	900
266-268 Chatham Hill	901
Former School Playing Field Halling	910
Bridgeside Warwick Crescent, Rochester	914
5 Otway Terrace Chatham	915
Shipwrights Arms, 44-45 Hills Terrace Chatham	956
Lock Up Garage Site Rear of Charles Street Chatham	959
102 High Street CHATHAM	963
Petrol Filling Station Railway Street, Gillingham	976
143-145 Canterbury Street GILLINGHAM	981
Adjacent to Bus Station Medway Street Chatham - now merged with SLAA site 983	984
82 King Street, Rochester	987
Bridgewood Manor Hotel, Walderslade Woods, Chatham	993

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## All sites assessed

Site Name	Site Ref
The Grange Ratcliffe Highway St.Mary Hoo	1005
33 Magpie Hall Road CHATHAM	1006
Mount Pleasant, Cooling	1010
Dalham Farm, High Halstow	1011
OFF Power Station Road, Grain	1012
Sharnal Street, High Halstow	1013
Whetstead, Off Grange Road, Lower Twydall	1014
Off Sundridge Hill, Cuxton	1015
26-36 Napier Road Gillingham	1018
Moor Street House	1027
Mackays Lordswood Industrial Estate	1033
National Tyre Station Road Strood	1039
South Eastern Hotel 51 Station Road Strood	1040
9-11 The Brook	1041
178 Brompton Farm Road, Strood	1042
R/O Whitehouse Farm, Stoke Road, Hoo	1043
East of Whitehouse Farm, Hoo	1044
Land at Tamarisk, Chattenden	1045
Former Reservoir, Browndens Lane, Upper Halling	1046
Land east of Seymour Road, Rainham	1047
Land at 54 Beacon Road, Chatham	1048
426 Canterbury Street, Gillingham	1049
116-118 Twydall Lane, Twydall	1050
Rear of 636 Mierscourt Road, Rainham	1051
101 Beacon Road Chatham	1052
Westmoor Farm (North) Moor Street, Rainham	1053
Delivery Office, Corporation Street	1054
South section, Maidstone Road, Rochester	1055

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## All sites assessed

Site Name	Site Ref
6-11 New Road Avenue, Chatham	1056
North Side, Priory Road	1057
R/O Oastview, East of Mierscourt Road, Rainham	1058
Meresborough Lane & South Bush Lane, Rainham	1059
Dudley Farm, Matts Hill Farm Road, Hartlip	1060
South of Lower Rainham Road, west of Pump Lane	1061
Mierscourt Farm, Rainham	1063
South of Lower Rainham Road, Mill Hill, Twydall	1064
South of Main Road, Hoo	1065a
South of Main Road, Hoo	1065b
South Ratcliffe Highway, west Vidgeon Avenue, Hoo	1066
Gibraltar Farm, Ham Lane, Hempstead	1067
South of Sundridge Hill, Cuxton	1068
North Mortimers Avenue, west Town Road	1069
West of Town Road Cliffe Woods	1070
South Ladyclose Avenue, West of Town Road	1071
R/O 250 Main Road, Hoo	1072
Land at Mill Hill, Grange Road, Gillingham	1073
North Watling Street and Rede Court	1074
Land at Rectory Road, Cliffe	1075
Rear of 28-34 Iden Road Frindsbury	1076
Adj. Mackays Court Farmhouse, Lower Stoke	1077
West of Allhallows Road, Lower Stoke	1078
Land off Church Terrace, Stoke	1079
Delivery Office Rochester High Street	1080
Former Gym, C4, North Road, Chatham Maritime	1081
Land to the west of Cliffe Woods	1082
Wayside, Meresborough Lane, Gillingham	1083

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## All sites assessed

Site Name	Site Ref
Land west of Ropers Lane, Hoo	1084
Land east of Eastcourt Lane, Gillingham	1085
Westmoor Farm, Moor Street, Rainham	1086
Land to the East of Berwick Way, Wainscott	1087
Manor Farm, Parsonage Lane	1088
Land at Priestfield, Gillingham	1089
Abbots Court, Stoke Road, Hoo	1090
1 Port Victoria Road, Grain	1091
3 Broad Street Cottages, Main Road, Hoo	1092
Between 102-112 Lower Rainham Road	1093
Sports Field No 3, Brompton Road, Gillingham	1094
Collingwood Triangle, Brompton Barracks	1095
Sports Field No 1, Inner Lines, Brompton Barracks	1096
146 Canterbury Street, Gillingham	1098
51 Cuxton Road, Strood	1099
Greatfield Lodge, Darnley Road, Strood	1100
Wayne Court, Miller Way, Wainscott	1101
202 - 204 Station Road, Rainham	1102
Cooling Road, High Halstow	1103
North of St James Church Cooling	1104
Manor Farm, Marsh Road, Halling	1105
Miles Place, Delce Road, Rochester	1106
131 City Way, Rochester	1107
Land at Lower Bloors Lane Rainham	1108
Steelfields, Danes Hill, Gillingham	1109
Land at the Alps, Rochester	1110
North of Rochester Airport	1111
Samuels Towers, Longhill Avenue, Chatham	1112

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## All sites assessed

Site Name	Site Ref
Land to east of High Halstow	1113
Chatham Driving Range	1114
Commercial Road Car Park Strood	1115
Car Park Adj 48 High Street Rochester	1116
Land at J4 Park and Ride at Hempstead	1117
Community Centre Chestnut Road Strood	1118
Chattenden Community Centre	1119
Community Centre, White Road	1120
Community Centre White Road Chatham	1120
Deangate Ridge	1121
Henry Street car park, Chatham	1122
Car Park, Stoke Road, Hoo	1123
South side of Nashenden Lane, Borstal	1124
Land adjacent to 309 Lower Rainham Road	1125
The Paddock car park, Chatham	1126
Golf course adj to Kingsmead Park, Allhallows	1127
Balfour Road, Chatham	1129
Land at Elm Avenue, Chattenden	1131
49-51 Balmoral Road, Gillingham	1132
247-253 High Street Chatham	1133
13-15 High Street Brompton	1134
23-29 Seagull Road, Strood	1135
Lennox Wood, Petham Green, Twydall	1136
263-267 High Street Chatham	1138
330 High Street Chatham	1139
153-155 High Street Chatham	1140
325 High Street Rochester	1141
75-81 High Street Strood	1142

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## All sites assessed

Site Name	Site Ref
Former Chatham Port, Pier Road, Gillingham	1143
Wyles Road, Chatham	1144
5 Hillside Avenue, Strood	1145
Royal Sovereign House, Chatham Maritime	1146
18-20 Batchelor Street Chatham	1147
Ampersand House, Parsonage Lane, Strood	1148
Unit 9 Chariot Way, Strood	1149
Port Werburgh, Vicarage Lane, Hoo	1150
The Windmill, Ratcliffe Highway Hoo	1151
Courteney Road	1153
JCB Medway, Gillingham Business Park Rainham	1154
MEMs Power, Beechings Way Ind Est Twydall	1155
13-15 Borough Road, Gillingham MLP Allocated Site	1156
Between Ivy Cottage and Providence House Lower Bloors Lane	1158
Beacon Hill, Chattenden	1159
Land east of Formby Road, Halling	1160
Stoke Road, opposite Ropers Lane, Hoo	1161
Eastcroft Farm Merryboys Road Cliffe Woods	1162
Pilgrims Road, Halling	1164
143 Berengrave Lane, Rainham	1165
West & South of Primary School, Halling	1166
Woodview House, Perry Hill, Cliffe	1167
Land adj. Woodview House, Perry Hill, Cliffe Woods	1168
Land adj to 12 Cooling Road, Cliffe	1169
Land at Mierscourt Road, Rainham	1170
Eastcourt Farm, Eastcourt Lane, Lower Rainham	1171
Land to South of Common Lane, Cliffe	1172
Bush Road, Cuxton	1173

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## All sites assessed

Site Name	Site Ref
Land South of Stoke Road, Hoo	1174
North of Ratcliffe Highway	1175
Land East of Four Elms	1176
Land to the west of Shawstead Road, Capstone	1177
Parcel 2 North of Stoke Road	1178
Parcel 3 South of Stoke Road	1179
Medway Maritime Hospital	1180
Former Gillingham Fire Station	1181
Rainham Library	1182
Britton Farm, Gillingham	1183
Land Surrounding Jacob's Lane, Hoo St Werburgh	1185
Land East of Vicarage Lane, Hoo	1186
Plot 1, Anthony's Way, Medway City Estate	1187
Pier Approach Road Depot	1188
Orchard Kennels, Rainham	1189
Acorn Wharf Shipyard	1190
Land West of 749 Lower Rainham Road	1191
Masonic Hall, Balmoral Road, Gillingham	1193
Redvers Centre, Glencoe Road, Chatham	1194
Former United Services, 27 Arden Street, Gillingham	1195
The Fox 124 Ordnance Terrace Chatham	1196
Livingstone Arms 239 Gillingham Road GILLINGHAM	1197
Newton Close Resource Centre Sultan Road Lordswood	1198
46 Orchard Street, Rainham	1199
Trafalgar Maid 2 Warner Street Chatham	1200
205-217 New Road Chatham	1201
259-261 High Street ROCHESTER	1202
Land south of Stoke Road Hoo	1203

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## All sites assessed

Site Name	Site Ref
11-17 High Street Strood	1204
Land at 185 Walderslade Road Walderslade	1205
13-17 Church Street Chatham	1206
The Yard 1A Milton Road Gillingham	1207
Deangate Cottage, Dux Court Road, Hoo	1209
Binney Farm	1210
Flanders Farm	1211
St Andrews Lake	1212
Site 1 land south of Allhallows	1213
Site 2 land south of Baytree Farm	1214
Site 3 Land to North of Baytree Farm	1215
Site 4 land to the north of Binney Farm	1216
Site 5 land to the south west of Binney Farm	1217
Site 6 land to the east of Stoke Road	1218
Site 1 Land North of the Ratcliffe Highway	1220
Site 2 Land South of the Ratcliffe Highway	1221
56-58 Balmoral Road Gillingham	1227
Yeoman House Princes Street Rochester	1228
Rookery Lodge, Thatchers Lane, Cliffe	1229
St Paulinus Church Manor Street Brompton	1231
21 Berengrave Lane, Rainham	1234
149-151 High Street, Chatham	1235
7 The Brook, Chatham	1236
3 High Street, Gillingham	1237
90-92 Station Road, Rainham	1239
94 Station Road Rainham	1240
The Evening Star 128 Church Street Cliffe	1241
78 John Street, Rochester	1242

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## All sites assessed

Site Name	Site Ref
71 Rochester Road Cuxton	1243
41 Barnsole Road Gillingham	1244
395 High Street Chatham	1245
Adj 186 Laburnum Road Strood	1246
2 and 4 Laburnum Road Strood	1247
The Bridge Wardens The Tideway Rochester	1249
Land to the west of Kingsnorth	1251
Land to the north of Christmas Lane, High Halstow	1252
Former Dickens World, Chatham Maritime	1254
Land west of Church Street, Cliffe	1255
Rear of Marsh Crescent High Halstow	1256
Christmas Lane, High Halstow	1257
Land pocket north of Binney Road, Allhallows	1258
Land West of Lower Stoke	1259
Land North of Middle Stoke	1260
Land East of Court Lodge Farm	1261
Land South of Stoke	1262
Recreation park adjacent to Corontation Cottages, Stoke	1263
North Street	1264
North of Ratcliffe Highway	1267
Land south of Farm Cottages, Lodge Hill Lane	1268
East of 42-52 Chattenden Lane, Chattenden	1269
Land between Peninsula Way, Haig Villas and Main Road Hoo, Chattenden	1270
Beacon Hill, Chattenden west site	1271
Arethusa Centre and Boatyard	1272
Verge adjacent to A289/A228	1273
Land southwest Parsonage Lane	1274
Land west of Upnor Rd, Strood	1275

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## All sites assessed

Site Name	Site Ref
Fort Borstal	1276
Jenkins Dale, Chatham	1277
Land East of Pier Approach Rd, Gillingham	1278
Land between Grange Farm Lower Rainham Road and A289	1279
East of former landfill site off Lower Rainham Road	1282
West of (lower) Pump Lane Rainham	1283
Rear of Lower Rainham Road/Station Road Rainham	1284
Land West of Seymour Road, Rainham	1286
Conservation Area Seymour Road/Moor Street	1287
Land West of South Bush Lane, Rainham	1288
Land south of Siloam Farm	1289
Cottages off Mierscourt Road, rear of Mierscourt Farm Shop	1290
Land West of Meresborough Lane, Meresborough	1291
Land East of Meresborough Road, Rainham	1292
Land North of Lidsing Road	1293
Lordswood Leisure Centre	1294
Sharsted Farm, east of North Dane Way	1295
Land West of Allhallows	1296
Land North of Priory Rd, Strood	1297
Medway City Estate	1298
Land east of Ropers Lane (SLAA 1009 merged into site)	1299
Land West of Commercial Rd Strood	1301
Rear of Angel Cottages, Station Road, Rainham	1302
Manor Farm, Lower Rainham Road, Rainham	1303
Land between Lower Rainham Rd & Grange Rd, Gillingham	1304
3-39 High Street	1305
Dagenham Motors, Pier Road, Gillingham	1306
Potential Expansion Area 2	1307

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## All sites assessed

Site Name	Site Ref
B&M Bargains, Medway Street, Chatham	1308
Riverside Gardens, Chatham	1309
Car Park, Waterfront Way, Chatham	1310
199 to 233 High Street, Chatham	1311
Pumping Station, The Brook, Chatham	1312
279 to 313a High Street, Chatham	1313
Car park to rear of Centre Theatre, Chatham	1314
Multi-storey car park, Rhode Street, Chatham	1315
Riley's Snooker Hall, Green Street, Gillingham	1316
Railway arches (3) and adjacent land	1317
Sewage Pumping Station / Travelling Showpeople Site	1318
Kingswear Gardens	1319
McDonalds, Car Sales Garage and rear of High Street properties	1320
2 Station Road	1321
Cuxton Road Auto Centre	1322
Highway House, 195 New Road, Chatham	1325
224-228 Nelson Road, Gillingham	1326
12 New Road Avenue, Chatham	1327
346a High Street, Chatham	1329
21-23 New Road, Chatham	1330
9-11 The Brook, Chatham	1332
75 Shanklin Close, Chatham	1341
Thameside, Cliffe	1343
Beechings Way Industrial Estate, Twydall	1351
Firmstart Estate, Twydall	1352
Courtney Road, Gillingham	1353
Gillingham Business Park	1354
Hopewell Drive, Luton	1355

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## All sites assessed

Site Name	Site Ref
Second Avenue, Luton	1356
Rochester Airport Industrial Estate	1357
Laker Rd Industrial Estate	1358
Formby Road, Halling	1359
Ballard Business Park, Strood	1360
Railway Street Industrial Park, Gillingham	1361
Vicarage Lane Industrial Estate, Hoo St Werburgh	1362
Fenn Street Industrial Estate, Rochester	1363
Castle View Business Park, Rochester	1364
Temple Industrial Estate, Strood	1365
Medway Valley Park Industrial Estate, Strood	1366
Cuxton Industrial Estate, Cuxton	1367
Bloors Lane, Rainham	1368
Otterham Quay Lane, Rainham	1369
Urban boundary review	AL1e
Urban boundary review	CL01
Old Rochester Station	SO23
Urban boundary review	UB1e

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# **Appendix 2**

## **Screening – Sites screened out of further assessment**

## Appendix 2 – Screening - Sites screened out of further assessment

Site Name	Site Ref	Reason for Screening
Medway House, 277 Gillingham Road	13	Complete
Recreation Ground, Bells Lane, Hoo	15	Merged in SLAA Database
Strand Leisure Park	32	Duplicate
Bells Lane	44	Merged in SLAA Database
Clarendon Drive, Strood	51	Too Small
Playing Field at Hilltop Primary School	71	Complete
Former Temple School	72	Complete
Columbine Close, Strood	83	Too Small
Church Green	87	Merged in SLAA Database
Former Bishopcourt Kitchen Garden, Love Lane, Rochester	141	Complete
Adj to 23 Love Lane, Rochester	142	Too Small
Sports Ground, Featherby Road	158	Complete
Land off Granary Close, Rainham	187	Complete
Rear of Sawyers Court, Chatham	215	Too Small
Pattens Place	289	Merged in SLAA Database
Adj to 75 Harvesters Close, Rainham	306	Too Small
Adj 2 Hoath Lane	311	Too Small
Adj to 38 Almond Grove, Hempstead	314	Too Small
Adj to 8 Watermeadow Close	316	Too Small
Lordswood Lane	385	Merged in SLAA Database
South of Vicarage Road, Halling	435	Open space
Adjacent to 43 Hill Road, Borstal	440	Merged in SLAA Database
Garage court off St Johns Road, Hoo	441	Complete
35 Avery Way Allhallows	454	Too Small
Police Station Birling Avenue Rainham	456	Complete
1-3 Canal Road Strood	457	Too Small
9 Cross Street Chatham	462	Too Small
38 London Road Strood	467	Complete
124 Pier Road, Gillingham	471	Complete
20 Old Road Chatham	476	Complete
54 and 61 Shanklin Close Chatham	480	Complete



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<b>Site Name</b>	<b>Site Ref</b>	<b>Reason for Screening</b>
Car Park The Terrace Rochester	484	Complete
Courtsole Farm Pond Hill Cliffe	488	Complete
Land rear of 7-13 New Road CHATHAM	493	Too Small
32-34 Roosevelt Avenue Chatham	502	Complete
Rochester Police Station Cazeneuve Street Rochester	510	Complete
Sandacres, Upnor Road, Lower Upnor	514	Complete
Mercury Close, and adj to 62-72 Shorts Way Borstal	516	Complete
Hoo - North East Bells Lane Hoo	520	Complete
East of Wainscott Road Wainscott	523	Complete
389 High Street CHATHAM	530	Too Small
39-41 High Street CHATHAM	531	Complete
33 Richard Street CHATHAM	534	Too Small
174-176 Canterbury Street GILLINGHAM	541	Complete
77 Station Road Rainham	544	Complete
85 Church Street GILLINGHAM	547	Too Small
308 Luton Road Luton	551	Too Small
195 Princes Avenue Walderslade	559	Complete
284-286 High Street Chatham	561	Too Small
A1-A5 and F1-F3, Elm Court Estate, Capstone Road	576	Duplicate
Plot D, Kingsnorth industrial estate	643	Merged in SLAA Database
Land between Vanguard Way and Anthony's Way	648	Flood Risk
Cliffe Yard, Anthony's Way, Medway City Estate	649	Complete
Wilds Yard, Clipper Close, Frindsbury	652	Complete
Watermill Wharf, Canal Road, Strood	657	Complete
7 St Mary's Road, Strood	658	Too Small
Dial Road, Gillingham	661	Complete
Alexander Garage & 3 Old Road, Chatham	666	Too Small
Rear of 5 New Road, Chatham	673	Merged in SLAA Database
Cuxton Station, Station Road, Cuxton	676	Flood Risk
Between 142 & 152 Luton Road, Chatham	680	Too Small
109 Frindsbury Road, Strood	684	Too Small
25-33 Corporation Street, Rochester	688	Too Small
West of Meresborough Road	692	Merged in the SLAA Database
Former Tug & Shovel, North Street, Strood	702	Too Small
Carpeaux Close, Chatham	704	Complete

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<b>Site Name</b>	<b>Site Ref</b>	<b>Reason for Screening</b>
Land to the East of Toad Hall, Main Road, Hoo	716	Merged in SLAA Database
Land at 506 Lower Rainham Road	719	Merged in SLAA Database
Brompton Farm, adj. 66 Brompton Farm Road	727	Complete
Garages at Robson Drive, Hoo, Rochester	734	Complete
Former Uniwoi	736	Too Small
Communal areas, John Street, Hoo	740	Complete
Infill between terraces at Blackman Close, Hoo	742	Too Small
Land terrier Poplar Road, Strood	745	Too Small
Former Earl Community Centre, Albatross Avenue	746	Complete
Parcel 4, Cliffe Wharf, Salt Lane, Cliffe	762	Flood Risk
Parcel 8, Cliffe Wharf, Salt Lane, Cliffe	763	Flood risk
Land at Chapel Road, Grain	767	Too Small
Pintail Close garages, Grain	769	Too Small
Recreational Centre, Pintail Close, Grain	770	Too Small
Port Victoria Road, Grain	771	Too Small
81-85 High Street, Chatham	772	Too Small
Land at West Motney Way, Rainham	776	Completed
Manor Farm, Lower Rainham Road, Rainham	778	Merged into 1303
Cuxton Gate, Station Road, Cuxton	782	Flood Risk
Port Medway Marina, Station Road, Cuxton	792	Flood Risk
Land at rear of 212 High Street, Chatham	806	Too Small
Beech Lodge, Chapel Road, Grain	807	Flood Risk
Queens Court, Chichester Close, Rainham	808	Complete
The Farmyard, Darland Farm	811	Merge in SLAA Database
Adj. Beatty Avenue, Gillingham	813	Complete
Pump House 7, Leviathan Way, Chatham Maritime	819	Complete
111 Nelson Road, Gillingham	826	Complete
Land at Grange Road, Gillingham	830	Covered by submission 264
2-4 Balmoral Road, Gillingham	831	Complete
Pelican Reach, Clipper Close, Medway City Estate	838	Complete
Amherst Hill, Brompton	844	Complete
Chambers Cycle Stores, Rochester	850	Too Small
230, High Street, Rochester	855	Too Small
240, High Street, Rochester	856	Too Small

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<b>Site Name</b>	<b>Site Ref</b>	<b>Reason for Screening</b>
Eldon St, Carpeaux Close and Hards Town, Chatham	858	Complete
11-31 Cross Street, Chatham	863	Under Construction
Alexandra Hotel, Railway Street, Chatham	870	Too Small
106-108 Delce Road, Rochester	883	Too Small
3-7 Mill Road, Gillingham	886	Too Small
Stoke Garage, High Street, Lower Stoke	888	Too Small
Working Men's Club, 2 Rock Avenue, Gillingham	889	Complete
15,17,19 New Road, Chatham	896	Complete
Garage Block, Witham Way, Strood	897	Complete
208-214 Windmill Road, Gillingham	899	Complete
Coal Yard, 8 Westcourt Street, Brompton	900	Complete
266-268 Chatham Hill	901	Too Small
5 Otway Terrace Chatham	915	Too Small
Shipwrights Arms, 44-45 Hills Terrace Chatham	956	Too Small
102 High Street CHATHAM	963	Complete
143-145 Canterbury Street GILLINGHAM	981	Too Small
82 King Street, Rochester	987	Complete
Bridgewood Manor Hotel, Walderslade Woods, Chatham	993	Outside of Medway
The Grange Ratcliffe Highway St.Mary Hoo	1005	Complete
33 Magpie Hall Road CHATHAM	1006	Complete
Moor Street House	1027	Too small
South Eastern Hotel 51 Station Road Strood	1040	Too small
9-11 The Brook	1041	Complete
426 Canterbury Street, Gillingham	1049	Too Small
116-118 Twydall Lane, Twydall	1050	Too Small
Rear of 636 Mierscourt Road, Rainham	1051	Too Small
Delivery Office, Corporation Street	1054	Too Small
Rear of 28-34 Iden Road Frindsbury	1076	Too Small
Adj. Mackays Court Farmhouse, Lower Stoke	1077	Too Small
1 Port Victoria Road, Grain	1091	Flood Risk
146 Canterbury Street, Gillingham	1098	Too Small
Wayne Court, Miller Way, Wainscott	1101	Complete
202 - 204 Station Road, Rainham	1102	Complete
131 City Way, Rochester	1107	Complete
Car Park Adj 48 High Street Rochester	1116	Too Small
Community Centre Chestnut Road Strood	1118	Too Small
Community Centre White Road Chatham	1120	Too Small

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<b>Site Name</b>	<b>Site Ref</b>	<b>Reason for Screening</b>
Henry Street car park, Chatham	1122	Too Small
Car Park, Stoke Road, Hoo	1123	Too Small
Balfour Road, Chatham	1129	Complete
49-51 Balmoral Road, Gillingham	1132	Complete
13-15 High Street Brompton	1134	Complete
5 Hillside Avenue, Strood	1145	Planning permission expired
Ampersand House, Parsonage Lane, Strood	1148	Complete
Unit 9 Chariot Way, Strood	1149	Complete
Courteney Road	1153	Complete
Land adj to 12 Cooling Road, Cliffe	1169	Too Small
Eastcourt Farm, Eastcourt Lane, Lower Rainham	1171	Merged into 1303
Masonic Hall, Balmoral Road, Gillingham	1193	Complete
46 Orchard Street, Rainham	1199	Complete
94 Station Road Rainham	1240	Complete
395 High Street Chatham	1245	Complete
Old Rochester Station	SO23	Too Small
Urban boundary review	UB1e	Flood Risk
Urban boundary review	AL1e	Duplicate
Urban boundary review	CL01	SSSI

## **Appendix 3 – SLAA Stage 2**

### **Site/broad location assessment**

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Layfield Road	0.66	11	Call for Sites 2014	✗	✓	✓	✗	✗		Site is to be retained as open space for amenity purposes		
Rear of Dial Road, Gillingham	0.25	20	Application	✓	✗	✓	✗	✗		Unachievable & unavailable		
Retailing In Gillingham,High,Skinner,Jeffrey Strts	0.66	39	MLP 2003 Allocation	✓	✗	✗	✓	✓	Housing	Unachievable & unavailable	18	yrs 6-10
Chattenden Barracks, Chattenden	16.61	50a	Call for Sites 2008	✗	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	515	yrs 1-5, 6-10
Albert Place, Strood	0.87	81	Officer	✗	✗	✗	✗	✗		Unachievable & unavailable		
Strood Riverside, Canal Road	7.17	90	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		396	yrs 1-5, 6-10, 11-15
320 - 344 High Street inc. 42 New Road, Rochester	0.6	100	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		111	yrs 1-5
1-35 High Street, Chatham (Grays Garage)	0.59	102	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		97	yrs 6-10, yrs 11-15
Former Civic Centre and Janes Creek	4.73	137	Call for Sites 2008	✓	✓	✓	✓	✓	Mixed use - housing & retail		565	yrs 1-5, 6-10, 11-15
St Bartholomews Hospital, New Road, Rochester	0.98	144	Information received from landowner (2017)	✓	✓	✓	✓	✓	Housing		103	yrs 1-5
56A Pump Lane, Rainham	0.23	177	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		7	yrs 1-5
274-276 Station Road Rainham	0.2	182	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		7	yrs 6-10
Orchard Precinct Retailing, Rainham	1.35	196	Officer	✓	✗	✗	✗	✗		Unachievable & unavailable		
352-356 Luton Road, Luton	0.31	213	MLP 2003 Allocation	✓	✓	✓	✓	✓	Housing		22	yrs 6-10
Settington Avenue	0.54	233	MLP 2003 Allocation	✗	✓	✓	✗	✗		Unsuitable due to harm on open space and access and unachievable		
Chatham-Comparison Retailing	1.36	243	Call for Sites post-2014	✓	✓	✓	✓	✓	Mixed use - housing & community facility		59	yrs 11-15
Sorting Office, The Paddock, Chatham	0.39	249	Issues & Options consultation	✓	✓	✗	✗	✗				
Sir Evelyn Road, Rochester	1.54	282	MLP 2003 Allocation	✓	✗	✗	✗	✗		Unachievable & unavailable		
Sir Evelyn Road, Rochester	0.67	286	MLP 2003 Allocation	✓	✗	✗	✗	✗		Unachievable & unavailable		
Reservoir, Maidstone Road, Rochester	1.33	292	MLP 2003 Allocation	✓	✗	✗	✗	✗		Unachievable & unavailable		
Disused Pit, rear of Mansel Drive, Borstal	1.03	293	Officer	✗	✗	✗	✗	✗		Unsuitable due to unsustainability of the site. Also unachievable & unavailable		
Fort Borstal	1.6677	295	Officer	✗	✗	✗	✗	✗		Unsuitable due to impact on landscape and local heritage asset of Fort Borstal. Also unachievable & unavailable		
Hill Road, Borstal	1.47	296	Officer	✗	✗	✗	✗	✗		Unsuitable due to need to retain open space. Also unachievable & unavailable		
Rear of Wigmore Reservoir, Wigmore Road, Wigmore	0.49	351	Application	✓	✓	✗	✗	✗		Unavailable as source is a withdrawn planning application		

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Land North of Former Cement Works, Formby Road, Halling	80.79	352	Call for Sites 2014	x	✓	✓	x	x				
East Cookham Wood, Maidstone Road, Rochester	2.68	375	Officer	x	x	x	x	x		Unsuitable due to the impact on on heritage assets and poor access to the site. Also Unachievable & unavailable		
Adj to Fort Horsted, Chatham	0.69	376	Officer	x	x	x	✓	x		Unachievable & unavailable		
Rochester Airfield	7.1	378	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B1/B2)		B1 - 21700 sq.m & B2 - 52848 sq.m	yrs 1-5, 6-10, 11-15, 16+
Heron Way, Princes Park	0.51	404	MLP 2003 Allocation	x	x	x	x	x		Unachievable, unavailable & unsuitable due to impact on open space		
Vixen Close, Lordswood	0.43	410	MLP 2003 Allocation	✓	x	x	x	x		Unsuitable due to landscape impacts of development. Also unachievable & unavailable		
Hook Wood & land to the east of North Dane Way	37.36	438	MLP 2003 Allocation	x	x	x	x	x		Unachievable, unavailable & unsuitable due to impact on sports provision, Ancient Woodland and landscape		
47-48 Second Avenue Industrial Estate	0.17	571	Expired planning permission	✓	x	x	x	x		Unachievable & unavailable		
Elm Court, Capstone Road, Gillingham	3.25	576	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment		No vacant land or potetntial for intensification at present	
R/O 329 - 377 (Featherstones) High St ROCHESTER	1.23	598	Call for Sites 2008	✓	x	x	✓	x		Unachievable & unavailable		
Strood Service Station, 3 London Road, Strood	0.25	603	Call for Sites post-2014	✓	✓	✓	✓	✓	Mixed use - housing & employment	Unsuitable due to the unsustainable location resulting from flood risk, contamination, agricultural land loss, environmental and landscape impact, and distances from local services and facilities.	30	yrs 1-5
Grain Power Station, Grain Road	101.02	646	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B2/B8)		B2 - 59500 sq.m, B8 - 25500 sq.m & Sui Generis - 85000 sq.m	yrs 1-5, 6-10, 11-15
Kingsnorth Power Station	190.69	647	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B1c/B2/B8)		B1c - 33000 sq.m, B2 - 33000 sq.m, B8 - 264000 sq.m	yrs 1-5, 6-10, 11-15
Land adjoining Southern House, Anthonyms Way	0.5	654	Expired Planning Permission	✓	x	x	✓	x		Unachievable & unavailable		
39-41 Mills Terrace, Chatham	0.25	669	Application	✓	x	x	x	x		Unachievable & unavailable as source is an expired planning permission		
Diggerland, Roman Way, Strood	8.44	686	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B2/B8)		B2 - 14400 sq.m & B8 - 14400 sq.m	yrs 6-10
Former gas works site, north of Pier Road, Gillingham	2.12	687	Call for Sites 2008	✓	✓	✓	✓	✓	Housing	Unachievable & unavailable	159	yrs 11-15
Land at Medway Road, West of 32 Laurel Road	0.38	693	Call for Sites 2008	x	✓	✓	x	x		Unsuitable due to heritage implications of development and access concerns		
National Grid Property Holdings, Grain Road	538.94	699	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B2/B8/ SG energy related industries)		B1c - 52557 sq.m, B2 - 52558 sq.m & B8 - 25208 sq. m	yrs 11-15, 16 +
Former Tug & Shovel, North Street, Strood	0.1	702	Application	✓	✓	✓	✓	✓	Housing		14	yrs 1-5
31-39 Duncan Road, Gillingham	0.17	703	Application	✓	x	x	x	x		Unachievable & unavailable due to the source being a refused planning application		
Pit 2, Roman Way, Strood	3.6	705	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B2/B8)		B2 - 7300 sq.m & B8 - 7300 sq.m	yrs 6-10
Allhallows Holiday Park, Avery Way	68.19	709	Call for Sites 2008	✓	✓	✓	✓	✓	Caravans for restricted occupancy & leisure uses			
HMP Rochester, Sir Evelyn Road	0.67	712	Call for Sites 2008	✓	x	x	x	x		Unachievable & unavailable		

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Land to east of Chattenden Lane	34.54	714	Call for Sites 2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	603	yrs 1-5, yrs 6-10
Land to West of Church Farm, Church Lane, Hoo	0.19	715	Call for Sites 2008	×	×	×	×	×		Unsuitable due to landscape and potential environmental impact. Also unachievable & unavailable		
West of Tower Hill House, Castle Street Upnor	3.18	717	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to potential landscape impact and unsustainable location.		
Bridge Lodge, Four Elms Hill	2.53	718	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to the lack of a suitable access to the site		
90-94 Bush Road, Cuxton	0.19	722	Call for Sites 2008	×	×	×	✓	×		Unachievable & unavailable		
BAE Systems, Rochester	3.5	724	Call for Sites 2008	✓	✓	✓	✓	✓	Employment (B1 & B2)		B1 - 5200 sq.m & B2 - 22852 sq.m	yrs 6-10
1-21 St Clements House, Corporation Street	0.21	726	Call for Sites 2008	✓	×	×	×	×		Unachievable & unavailable		
North of Brompton Farm Road	44.4	729	Call for Sites 2014	×	✓	✓	×	×		Green belt		
Land at Listmas Road, Chatham	0.11	732	Call for Sites 2008	×	×	×	×	×		Unsuitable due to lack of a suitable access to the site. Also unachievable & unavailable		
Amenity Land at 45-75 Chatham Grove, Chatham	0.36	733	Call for Sites 2008	×	×	×	×	×		Unachievable & unavailable		
Upnor Wharf	0.23	735	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		8	yrs 6-10
Land at the former Upnor Quarry, Upnor	0.77	737	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to environmental impact		
Hoo Common, Chattenden	0.56	738	Call for Sites 2008	✓	×	×	×	×		Unachievable & unavailable		
Pattens Place, Rochester	0.7	741	Call for Sites 2008	✓	×	×	×	×		Unsuitable due to need for the protection of open space and limited opportunities for development on site. Also unachievable & unavailable		
Fenced area Lordswood Lane	0.34	743	Call for Sites 2008	×	×	×	×	×		Unachievable & unavailable		
Barn Meadow, Upper Halling	1.11	747	Call for Sites 2008	✓	×	×	×	×		Unsuitable due to Green Belt location. Also unachievable & unavailable		
Wooleys Orchard, land south of Lower Rainham Road	9.26	749	Call for Sites 2008	✓	✓	✓	✓	✓	Housing	Unsuitable due to distance from services and facilities and potential landscape impact.	202	yrs 1-5
Land Between Pump Lane & Bloors Lane, Rainham	27.32	750	Call for Sites 2008	×	✓	✓	×	×				
North side of Commissioners Road, Strood	1.63	752	Call for Sites 2008	✓	×	×	×	×		Unsuitable due to impact on landscape and distance from services. Also unachievable & unavailable		
Land west of Hoo	31	753	Call for Sites 2008	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	598	yrs 1-5, 6-10, 11-15
Land at Burneys Farm, Lower Stoke	0.58	754	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to landscape and undefensible boundary		
Former Police Station, Chatham	0.23	755	Call for Sites 2008	✓	✓	×	×	×		Unachievable & unavailable		
Pentagon, Chatham	2.59	756	Call for Sites 2008	✓	×	✓	✓	✓	Housing		182	yrs 6-10
Between Cross Street & The Brook, Chatham	0.76	757	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		26	yrs 11-15



Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Sir John Hawkins Car Park, Chatham	0.54	758	Call for Sites 2008	✓	×	×	×	×		Unachievable & unavailable		
Whiffens Avenue Car Park, Chatham	1.51	759	Application	✓	✓	✓	✓	✓	Housing		124	yrs 1-5
Former Tesco store, The Brook, Chatham	1.34	760	Call for Sites 2008	✓	×	✓	✓	✓	Housing		120	yrs 11-15
Land at Holy Trinity Church, Twydall Land, Twydall	0.3	764	Call for Sites 2008	×	×	✓	×	×		Unsuitable due to harm on open space		
St Lukes Church, Sidney Road, Gillingham	0.4	765	Call for Sites 2008	×	×	×	×	×		Unsuitable due to harm on open space. Also unachievable & unavailable		
Land at Green Lane, Grain	0.4	768	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to harm on open space		
Bridgewood, Rochester	1.57	773	Call for Sites 2014	×	✓	✓	✓	✓	Employment (B2/B8)		B2 - 3140 sq. & B8 - 3140 sq. m	yrs 1-5
Mill Hill, Grange Road, Gillingham	17.4	774	Call for Sites 2008	×	✓	✓	×	×				
Adj. To Farm Cottages, Lodge Hill Lane, Chattenden	4.69	780	Call for Sites 2008	×	×	✓	×	×				
218 Main Road, Hoo	0.52	781	Call for Sites 2008	✓	×	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	16	yrs 1-5
Land at Capstone Valley, Darland Farm	69.57	783a	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to distance from services and impact on the landscape		
Land at Capstone Valley, Darland Farm	42.15	783c	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to distance from services and flood risk		
Land at Capstone Valley, Darland Farm	6.14	783d	Call for Sites 2008	×	✓	✓	×	×		Unsuitable due to the landscape impact		
Site A, west of Chapel Lane, Hempstead	14.5	784	Call for Sites 2008	×	×	✓	×	×		Unsuitable due to distance from services and impact on the landscape. Likely to be used for community use.		
Site B, east of Chapel Lane, Hempstead	5.78	785	Call for Sites 2008	×	×	×	×	×		Unsuitable impact on the landscape & agricultural land. Also unachievable & unavailable		
Site C, land off Hoath Way, Hempstead	7.74	786	Call for Sites 2008	×	×	×	×	×		Unsuitable due to distance from services and impact on the landscape. Also unachievable & unavailable		
Adj Port Victoria Road, Grain	0.29	787	Call for Sites 2008	×	✓	✓	×	×				
Land at Church Hill, Rochester Road, Cuxton	5.03	788	Call for Sites 2008	×	✓	×	×	×		Green belt		
Old Chalk Pit, Lower Rochester Road, Frindsbury	1.11	790	Call for Sites 2008	×	×	×	×	×		Unsuitable due to impact on agricultural land and landscape. Also unachievable & unavailable		
Former Equestrian Centre, Walnut Tree Farm Rainham	2.13	791	Call for Sites 2008	×	×	×	×	×		Unsuitable due to distance from services and impact on agricultural land and landscape. Also unachievable & unavailable		
Middle Street Farm, Grain Road, Middle Stoke	0.78	794	Call for Sites 2008	✓	✓	✓	×	×		Not in line with development strategy and potential to be served adequately by an improved public transport offer.		
Rede Court Gravesend Road	16.26	796	Call for Sites 2014	×	✓	✓	×	×				
Holy Name Church, Lower Rainham Road	0.26	797	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		9	yrs 1-5
Land off Bush Road, Cuxton	11.95	799	Call for Sites 2008	×	×	×	×	×		Unsuitable due to Green Belt location. Also unachievable & unavailable		

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Land west of Lower Station Road, Rainham	1.89	800	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		31	yrs 1-5
Land at Chapel Lane, Upper Halling	0.21	801	Call for Sites 2014	✗	✓	✓	✗	✗		Unsuitable due to landscape impact (AONB) and Green Belt location		
Chattenden Farm, Lodge Hill Lane	5.67	802	Call for Sites 2008	✗	✓	✓	✗	✗		Unsuitable due to isolation from services and facilities, landscape and heritage impact		
Former Officers Mess, Maidstone Road, Chatham	1.07	804	Call for Sites 2008	✓	✓	✓	✓	✓	Employment (B2)		B2 - 6000 sq.m	yrs 1-5
Junction of Pier Road and Medway Road, Gillingham	0.59	810	Call for Sites 2008	✓	✓	✓	✓	✓	Mixed use - housing & education		51	yrs 6-10
Westmoor Farm, Moor Street, Rainham	13.18	814	Call for Sites 2008	✗	✓	✓	✗	✗		Unsuitable due to impact on landscape, agricultural land air quality implications on the A2		
J7, Chatham Maritime	0.51	818	Call for Sites 2008	✓	✓	✓	✓	✓	Housing		100	yrs 6-10, 11-15
Interface Land, Chatham Maritime (northern site)	2.8	820a	Call for Sites 2008	✓	✓	✓	✓	✓	Mixed use – housing & commercial		400 units & 2,000 sq.m	yrs 1-5, 6-10
Interface Land, Chatham Maritime (southern site)	2.23	820b	Call for Sites 2008	✓	✓	✓	✓	✓	Mixed use - housing & employment (B1a)		200	yrs 1-5
Land at Robins and Day	0.34	822	Application	✓	✓	✓	✓	✓	Mixed use - housing & retail		314	yrs 1-5
Chatham Docks, Chatham	29.45	824	Call for Sites 2008	✓	✓	✓	✓	✓	Mixed use - housing & employment		3000	yrs 1-5, 6-10, 11-15
Stonehouse Farm, Dillywood Lane, Frindsbury	1.05	827	Call for Sites 2008	✗	✗	✗	✗	✗		Unsuitable due to Green Belt location. Also unachievable & unavailable		
Former Conoco Site/Thameside Terminal, Salt Lane	6.77	828	Call for Sites 2008	✗	✗	✗	✗	✗		Unsuitable due to distance from services and impact on environment and landscape. Also unachievable & unavailable		
Land at Grange Road, Gillingham	1.32	830	Call for Sites 2008	✗	✗	✗	✗	✗		Unsuitable due to impact on agricultural land and landscape. Also unachievable & unavailable		
Land to the West of North Dane Wood, Lordswood	0.76	832	Call for Sites 2014	✗	✓	✓	✗	✗		Unsuitable due to impact on open space and trees		
Medtha Bungalow, Port Victoria Road, Grain	0.42	833	Call for Sites 2008	✗	✓	✓	✗	✗		Unsuitable due to impact on Medtha bungalow that has been suggested to be a non-designated heritage asset by Historic England in their Hoo Peninsula studies		
1 Batchelor Street, off the Brook, Chatham	0.25	834	Call for Sites 2008	✓	✗	✗	✓	✓	Housing		119	yrs 11-15
Land to the East of Church Street	11.7	836	Call for Sites 2014	✗	✓	✓	✗	✗		Unsuitable due to impact on agricultural land and landscape impact.		
Land to the West of Church Street	7.94	837	Call for Sites 2008	✗	✓	✓	✗	✗		Unsuitable due to impact on agricultural land, landscape and heritage impact.		
Former Alloy Wheels Priory Road	3.01	839	Call for Sites 2014	✓	✓	✓	✓	✓	Employment (B2/B8)	Maintained as employment due to the existing surrounding uses of the site being employment and residential amenity would be affected by these if conversion to residential was proposed.	B2 - 14656 sq.m	yrs 15+
Land west of Maidstone & Rochester Roads, Rochester	1.766	840	Call for Sites 2008	✗	✓	✓	✓	✓	Employment (B2/B8)	Landscape concerns due to setting on AONB, but felt that these can be overcome through the development of a buffer on the ridge line and sensitive design in relation to heights.	B2 - 3540 sq.m & B8 - 3540 sq.m	yrs 6-10
Tesco Store, Rainham Shopping Centre	0.16	841	Call for Sites 2008	✓	✗	✗	✗	✗		Unachievable & unavailable		
Tesco, Strood	1.21	843	Town Centre Masterplan	✓	✗	✗	✓	✓	Mixed use		69	yrs 11-15
Woolmans Wood Caravan Site	1.76	845	Innovation Park Medway Masterplan	✓	✓	✓	✓	✓	Employment (B1/B2)		B1 - 2000 sq.m & B2 - 8600 sq.m	yrs 1-5, 6-10

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Garage Court at Sundridge Drive, Chatham	0.15	846	Officer	✓	×	×	×	×		Unachievable & unavailable		
Siloam Farm, Rainham	38.99	847	Call for Sites 2014	×	×	✓	×	×		Unsuitable due to the loss of high grade agricultural land		
Bennetts Orchard, Lower Rainham	4.17	849	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		64	yrs 1-5
111 Rainham Road (Jezreels), Gillingham	0.21	853	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		7	yrs 6-10
The Brook (r/o High St and Batchelor St) Chatham	0.17	857	Town Centre Masterplan	✓	×	×	×	×		See site 1313		
Land at High St, Union St and New Road, Chatham	0.33	860	Officer	✓	×	×	×	×		Unachievable & unavailable		
141-151 New Road and land at Union Street, Chatham	0.16	861	Officer	✓	×	×	×	×		Unachievable & unavailable		
296-310 High Street, Chatham	0.17	862	Town Centre Masterplan	✓	×	×	×	×		Unachievable & unavailable		
King Street, Chatham	0.4	864	Officer	✓	×	×	×	×		Unachievable & unavailable		
2-8 King Street and 1-11 Queen Street, Chatham	0.41	865	Town Centre Masterplan	✓	×	×	×	×		See site 1312		
55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	0.68	866	Town Centre Masterplan	✓	×	×	✓	✓	Housing		23	yrs 6-10
2-14 Railway Street & 142-146 High Street, Chatham	0.19	867	Application	✓	×	×	×	×		Unachievable & unavailable		
19 New Road Avenue and 3 New Cut, Chatham	0.23	868	Application	✓	✓	✓	✓	✓	Housing		41	yrs 1-5
Wickes, New Cut, Chatham	0.9	869	Town Centre Masterplan	✓	×	×	✓	✓	Employment (B1a)		B1a - 2355 sq.m	yrs 1-5, 6-10
Chatham Railway Station	1.52	871	Town Centre Masterplan	✓	×	×	×	×		Unachievable & unavailable		
West of Maidstone Road, adj Chatham Rail Station	0.54	872	Officer	✓	×	×	×	×		Unachievable & unavailable		
Rear of 47 High Street/Britton Street, Gillingham	0.23	873	Officer	✓	×	×	×	×		Unachievable & unavailable		
Land at junc. of Marlborough Rd/Brompton Rd, Gill	0.22	874	Town Centre Masterplan	✓	×	×	×	×		Unachievable & unavailable		
BT Switch Centre, Green Street, Gillingham	0.41	876	Issues & Options consultation	×	×	×	×	×		Unachievable & unavailable		
R/O 73,75-77 High Street, Rochester	0.11	880	Permission	✓	✓	✓	✓	✓	Mixed use - housing & employment		9	yrs 1-5
Former School Playing Field Halling	0.76	910	Call for Sites 2014	×	×	✓	×	×		Green belt		
Lock Up Garage Site Rear of Charles Street Chatham	0.14	959	Officer	×	×	×	×	×		Unachievable & unavailable		
Petrol Filling Station Railway Street, Gillingham	0.21	976	Application	×	×	×	×	×		Unsuitable due to Green Belt location. Also unachievable & unavailable		
Mount Pleasant, Cooling	0.25	1010	Officer	×	×	×	×	×		Unachievable & unavailable		

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Dalham Farm, High Halstow	0.74	1011	Officer	x	x	x	x	x		Unsuitable due to isolation from services and facilities and loss of high grade agricultural land		
OFF Power Station Road, Grain	0.9	1012	Officer	x	x	x	x	x		Unachievable & unavailable		
Sharnal Street, High Halstow	0.51	1013	Officer	x	x	x	x	x		Unachievable & unavailable		
Whetstead, Off Grange Road, Lower Twydall	1.93	1014	Application	x	x	✓	x	x		Site unsuitable due to its location within the COMAH zone precluding development		
Off Sundridge Hill, Cuxton	0.86	1015	Officer	x	x	x	x	x		Unachievable & unavailable		
26-36 Napier Road Gillingham	0.2	1018	Application	x	x	x	x	x		Unachievable & unavailable		
National Tyre Station Road Strood	0.13	1039	Application	✓	x	x	✓	✓	Housing	Originally an expired planning permission, but site retested through the town centre masterplanning exercise for design, availability and achievability and can now be brought forward for development.	10	yrs 1-5
178 Brompton Farm Road, Strood	4.06	1042	Call for Sites 2014	x	✓	✓	x	x				
Land at Tamarisk, Chattenden	1.241	1045	Call for Sites 2014	x	✓	✓	x	x		Unsuitable due to potential environmental impact on SSSI.		
Former Reservoir, Browndens Lane, Upper Halling	0.25	1046	Call for Sites 2014	x	✓	✓	x	x		Green belt		
Land east of Seymour Road, Rainham	2.4	1047	Call for Sites 2014	x	✓	✓	✓	✓	Housing	Site tested as unsuitable due to distance from services, however felt that the redevelopment of brownfield site outweighs this.	49	yrs 6-10
101 Beacon Road Chatham	0.41	1052	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		13	yrs 6-10
Westmoor Farm (North) Moor Street, Rainham	7.7	1053	Call for Sites 2014	✓	✓	✓	x	x		Preferred for education use		
South section, Maidstone Road, Rochester	1.133	1055	Call for Sites 2014	x	✓	✓	✓	✓	Employment (B2/B8)	Landscape concerns due to setting of AONB, but felt that these can be overcome through the development of a buffer on the ridge line and sensitive design in relation to heights.	B2 - 2260 sq.m & B8 - 2260 sq. m	yrs 1-5
6-11 New Road Avenue, Chatham	0.28	1056	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		70	yrs 6-10, yrs 11-15
North Side, Priory Road	0.26	1057	Call for Sites 2014	✓	✓	✓	✓	✓	Housing	Site is unsuitable due to impact on the setting of the AONB and isolation from local services and facilities.	19	yrs 6-10
Meresborough Lane & South Bush Lane, Rainham	19.85	1059	Call for Sites 2014	x	✓	✓	x	x		Unsuitable due to isolation from facilities and services, impact on agricultural land and unsustainable location, and transport impact on the surrounding road network, including AQMA.		
Dudley Farm, Matts Hill Farm Road, Hartlip	5.94	1060	Call for Sites 2014	x	x	✓	x	x		Site is unsuitable due to the negative impact on the landscape in the AONB.		
South of Lower Rainham Road, west of Pump Lane	25.363	1061	Call for Sites 2014	x	✓	✓	x	x		Site is unsuitable due to the impact on agricultural land, landscape, heritage and isolation from local services and facilities		
Mierscourt Farm, Rainham	48.55	1063	Call for Sites 2014	x	✓	x	x	x		Unsuitable due to loss of high grade agricultural land and landscape		
South of Lower Rainham Road, Mill Hill, Twydall	4.74	1064	Call for Sites 2014	x	✓	✓	x	x		Unsuitable due to isolation from local services and facilities and impact on agricultural land and landscape.		
South of Main Road, Hoo	63.59	1065a	Call for Sites 2014	x	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	1752	yrs 1-5, 6-10, 11- 15
South of Main Road, Hoo	49.85	1065b	Call for Sites 2014	x	✓	✓	x	x		Preferred for open space		
South Ratcliffe Highway, west Vidgeon Avenue, Hoo	11.83	1066	Call for Sites 2014	x	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	301	yrs 1-5, yrs 6-10

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Gibraltar Farm, Ham Lane, Hempstead	22.23	1067	Application	×	✓	✓	×	×		Unsuitable & unachievable due to impact on landscape, agricultural land, access and transport		
South of Sundridge Hill, Cuxton	3.1	1068	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to landscape impact, including setting of AONB		
West of Town Road Cliffe Woods	20.87	1070	Call for Sites 2014	×	✓	✓	✓	✓	Housing	Initial concerns with regards to agricultural land, but these were not considered on the appeal to the application on the site in 2018 and so overcome	225	yrs 1-5
South Ladyclose Avenue, West of Town Road	2.94	1071	Call for Sites 2014	×	✓	✓	×	×		The site is unsuitable due to the impact on agricultural land and landscape		
R/O 250 Main Road, Hoo	0.67	1072	Call for Sites 2014	✓	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	5	yrs 1-5
Land at Mill Hill, Grange Road, Gillingham	3.469	1073	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to isolation from local services and facilities, agricultural land and landscape		
North Watling Street and Rede Court	1.08	1074	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to loss of open space, landscape and green belt		
Land at Rectory Road, Cliffe	3.3	1075	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to isolation from local services and facilities, agricultural land, landscape and heritage		
West of Allhallows Road, Lower Stoke	1.4	1078	Call for Sites 2014	×	×	✓	×	×		Unsuitable due to the loss of existing open spaces (allotments) and impact on agricultural land		
Land off Church Terrace, Stoke	0.531	1079	Call for Sites 2014	×	×	✓	×	×		Unsuitable due to the isolation of the site from local services and facilities		
Delivery Office Rochester High Street	0.16	1080	Call for Sites 2014	✓	✓	×	×	×				
Former Gym, C4, North Road, Chatham Maritime	0.64	1081	Call for Sites 2014	✓	✓	✓	✓	✓	Mixed use- employment & education	Unsuitable for total redevelopment due to impact on heritage assets. However limited development is suitable	B1a - 3500 sq.m	yrs 1-5
Land to the west of Cliffe Woods	11.12	1082	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to impact on agricultural land, transport and landscape		
Wayside, Meresborough Lane, Gillingham	0.233	1083	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities, transport implications and impact on heritage.		
Land west of Ropers Lane, Hoo	75.9	1084	Call for Sites 2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	2071	yrs 1-5, yrs 6-10, yrs 11-15
Land east of Eastcourt Lane, Gillingham	4.34	1085	Call for Sites 2014	×	✓	✓	×	×		Site unsuitable due to impact on agricultural land, landscape and heritage.		
Westmoor Farm, Moor Street, Rainham	0.4	1086	Call for Sites 2014	×	✓	✓	×	×		Site unsuitable due to the impact on the Conservation Area, and transport.		
Land to the East of Berwick Way, Wainscott	39	1087	Call for Sites 2014	×	✓	✓	×	×		Site unsuitable due to landscape impact, transport and flood risk.		
Manor Farm, Parsonage Lane	19.06	1088	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		150	yrs 1-5
Land at Priestfield, Gillingham	2.24	1089	Call for Sites 2014	✓	×	✓	×	×		Only acceptable if Gillingham FC football ground re-provided.		
Abbots Court, Stoke Road, Hoo	0.23	1090	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to isolation from local services and facilities, site access and impact on agricultural land and landscape.		
3 Broad Street Cottages, Main Road, Hoo	0.39	1092	Call for Sites 2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	12	yrs 1-5
Between 102-112 Lower Rainham Road	0.292	1093	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to isolation on services and facilities and impact on agricultural land and landscape.		
Sports Field No 3, Brompton Road, Gillingham	7.87	1094	Call for Sites 2014	×	✓	✓	×	×		Unsuitable as it needs to be retained as open space and impact on heritage assets (conservation area and scheduled ancient monument setting)		

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Collingwood Triangle, Brompton Barracks	2.36	1095	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to heritage implications of development		
Sports Field No 1, Inner Lines, Brompton Barracks	9.96	1096	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to the landscape, heritage and open space implications		
North of St James Church Cooling	0.47	1104	Call for Sites 2014	×	✓	✓	×	×		Unsuitable due to impact on agricultural land, heritage assets, landscape and isolation from local facilities and services.		
Manor Farm, Marsh Road, Halling	1.1	1105	Call for Sites 2014	✓	✓	✓	✓	✓	Housing	Site only suitable after further works to ascertain whether there are any further archaeological remains on site	37	yrs 6-10
Miles Place, Delce Road, Rochester	0.31	1106	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing		11	yrs 1-5
Land at Lower Bloors Lane Rainham	0.88	1108	Call for Sites 2014	×	✓	✓	×	×		Site is unsuitable due to the isolation from local services and facilities and impact on heritage and landscape.		
Steelfields, Danes Hill, Gillingham	2.41	1109	Officer	×	✓	×	✓	✓	Housing		72	yrs 11-15
Land at the Alps, Rochester	3.4	1110	Call for Sites 2014	×	✓	✓	×	×		Site is unsuitable for development due to the importance of the greenspace		
North of Rochester Airport	2	1111	Call for Sites 2014	×	✓	✓	×	×		Site is unsuitable for development due to the importance of the greenspace		
Samuels Towers, Longhill Avenue, Chatham	1.28	1112	Call for Sites 2014	✓	✓	✓	✓	✓	Housing		45	yrs 11-15
Land to east of High Halstow	39.96	1113	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	760	yrs 1-5, yrs 6-10
Commercial Road Car Park Strood	0.29	1115	Town Centre Masterplan	✓	✓	×	✓	✓	Housing		21	yrs 11-15
Land at J4 Park and Ride at Hempstead	1.24	1117	Officer	✓	✓	×	×	×				
Chattenden Community Centre	0.28	1119	Officer	✓	✓	×	×	×				
Community Centre, White Road	0.584	1120	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing		20	yrs 1-5
Deangate Ridge	68.54	1121	Call for Sites post-2014	×	✓	✓	✓	✓	Housing		748	yrs 1-5, 6-10, 11-15
South side of Nashenden Lane, Borstal	4.38	1124	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to impact on heritage assets (the setting of Fort Borstal), isolation from local facilities and services and landscape impact and amenity issues.		
Land adjacent to 309 Lower Rainham Road	0.171	1125	Call for Sites post-2014	✓	×	✓	×	×		Unsuitable due to the isolation from services and facilities and impact on agricultural land, environment and landscape.		
The Paddock car park, Chatham	0.17	1126	Officer	×	✓	✓	×	×		Unsuitable due to the need to retain for town centre car parking		
247-253 High Street Chatham	0.06	1133	Application	✓	✓	✓	✓	✓	Housing		8	yrs 1-5
23-29 Seagull Road, Strood	0.2	1135	Application	✓	✓	✓	✓	✓	Mixed use - housing & retail		10	yrs 1-5
325 High Street Rochester	0.03	1141	Application	✓	✓	✓	✓	✓	Mixed use - housing & retail	Unsuitable due to the impact in a listed building.	6	yrs 1-5
18-20 Batchelor Street Chatham	0.02	1147	Application	✓	✓	✓	✓	✓	Housing (student accommodation)		5	yrs 1-5
MEMs Power, Beechings Way Ind Est Twydall	0.63	1155	Expired Planning Permission	✓	✓	✓	✓	✓	Employment (B8)		B2 - 2520 sq.m	yrs 1-5

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Between Ivy Cottage and Providence House Lower Bloors Lane	0.6	1158	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from local services and facilities and impact on agricultural land and landscape.		
Beacon Hill, Chattenden	1.98	1159	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to the impact on environmental and landscape features to the south of the site and constrained access to the Four Elms Hill, and air quality.	1560 sq.m	2023
Land east of Formby Road, Halling	0.39	1160	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing		10	yrs 1-5
Stoke Road, opposite Ropers Lane, Hoo	5.2	1161	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable for development due to isolation of the site from services, limited access via public transport and impact on agricultural land and landscape.		
Eastcroft Farm Merryboys Road Cliffe Woods	3.19	1162	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to impact on landscape and agricultural land		
Pilgrims Road, Halling	3.04	1164	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to the isolation from local services and facilities, impact on agricultural land, Green Belt and landscape (AONB).		
143 Berengrave Lane, Rainham	2.31	1165	Call for Sites post-2014	×	✓	✓	✓	✓	Housing		9	yrs 1-5
West & South of Primary School, Halling	4.38	1166	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to impact on environment, landscape, noise from rail line and vehicular access		
Woodview House, Perry Hill, Cliffe	0.45	1167	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to the impact on agricultural land and landscape.		
Land adj. Woodview House, Perry Hill, Cliffe Woods	2.04	1168	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to the landscape and agricultural land impact		
Land at Mierscourt Road, Rainham	4.45	1170	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to the impact on agricultural land and landscape.		
Land to South of Common Lane, Cliffe	7.22	1172	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to impact of the development on the landscape and environment.		
Bush Road, Cuxton	20	1173	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to landscape (AONB), Green belt and transport impacts		
North of Ratcliffe Highway	8.43	1175	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	25	yrs 1-5
Land East of Four Elms	14.13	1176	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to the impact on heritage asset, agricultural land, landscape, environment, air quality and transport.		
Land to the west of Shawstead Road, Capstone	88.56	1177	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to poor access to facilities and services, landscape impact and poor access to public transport		
Parcel 2 North of Stoke Road	3.14	1178	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	80	yrs 1-5, yrs 6-10
Parcel 3 South of Stoke Road	3.78	1179	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	108	yrs 1-5, yrs 6-10
Medway Maritime Hospital	4.06	1180	Call for Sites post-2014	✓	✓	×	×	×				
Former Gillingham Fire Station	0.31	1181	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing		64	yrs 1-5
Rainham Library	0.13	1182	Call for Sites post-2014	✓	✓	×	×	×				
Land Surrounding Jacob's Lane, Hoo St Werburgh	113.87	1185	Call for Sites post-2014	×	✓	✓	×	×	Open space			
Land East of Vicarage Lane, Hoo	3.47	1186	Call for Sites post-2014	×	✓	✓	×	×	Open space	Unsuitable due to flood risk, minerals impact and environmental impact on SSSI		
Pier Approach Road Depot	0.93	1188	Call for Sites post-2014	✓	✓	✓	✓	✓	Housing		176	yrs 6-10

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Orchard Kennels, Rainham	3.71	1189	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to distance from facilities and services, impact on AQMA and impact on agricultural land and landscape.		
Acorn Wharf Shipyard	1.93	1190	Application	✓	✓	✓	✓	✓	Housing		106	yrs 1-5
Land West of 749 Lower Rainham Road	0.3	1191	Call for Sites post-2014	×	✓	✓	×	×	Mixed use – housing & commercial			
Deangate Cottage, Dux Court Road, Hoo	2.17	1209	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	68	yrs 1-5, yrs 6-10
Flanders Farm	25.89	1211	Call for Sites post-2014	×	✓	✓	✓	✓	Employment (B1c/agricultural)		B1c - 8800 sq.m	yrs 1-5
St Andrews Lake	52.92	1212	Call for Sites post-2014	×	✓	✓	×	×		Green belt		
Site 1 land south of Allhallows	5.64	1213	Call for Sites post-2014	×	✓	✓	×	×				
Site 2 land south of Baytree Farm	1.53	1214	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	48	yrs 1-5, yrs 6-10
Site 3 Land to North of Baytree Farm	3.02	1215	Call for Sites post-2014	×	✓	✓	×	×		Loss of agricultural land and landscape impact		
Site 4 land to the north of Binney Farm	1.69	1216	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	53	yrs 1-5, yrs 6-10
Site 5 land to the south west of Binney Farm	0.8	1217	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to impact on agricultural land		
Site 6 land to the east of Stoke Road	1.06	1218	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities and impact on agricultural land		
Site 1 Land North of the Ratcliffe Highway	3.75	1220	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	118	yrs 1-5, yrs 6-10
Site 2 Land South of the Ratcliffe Highway	0.47	1221	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities , limited public transport opportunities and landscape impacts		
Land to the west of Kingsnorth	66.82	1251	Call for Sites post-2014	×	✓	✓	✓	✓	Employment (B1c, B2 & B8)		B1c - 12400 sq.m, B2 - 48200 sq.m & B8 - 133700 sq.m	yrs 6-10, 11-15
Land to the north of Christmas Lane, High Halstow	1.87	1252	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	59	yrs 1-5, yrs 6-10
Former Dickens World, Chatham Maritime	0.55	1254	Call for Sites post-2014	✓	✓	✓	×	×		Preferred for leisure use		
Land west of Church Street, Cliffe	3.97	1255	Officer	×	×	×	×	×		Unsuitable due to the impact on residential amenity caused by noise from A228 and need to protect Swale to the north of Haig Villas.		
Rear of Marsh Crescent High Halstow	3.66	1256	Officer	×	×	×	×	×		Unsuitable due to the loss of open space and impact as a result on residential amenity		
Christmas Lane, High Halstow	14	1257	Officer	×	×	×	×	×				
Land pocket north of Binney Road, Allhallows	0.55	1258	Officer	×	×	×	×	×		Unachievable & unavailable		
Land West of Lower Stoke	27	1259	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities, transport on the A228 and resulting air quality deterioration on the Four Elms Hill. Plus the loss of high quality agricultural land		
Land North of Middle Stoke	1	1260	Officer	×	×	×	×	×		Unsuitable due to isolation from services and facilities, transport on the A228 and resulting air quality deterioration on the Four Elms Hill. Plus the loss of high quality agricultural land		
Land East of Court Lodge Farm	2	1261	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation of the sites from services and facilities, impact on agricultural land and transport impacts on Stoke Road		



Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Land South of Stoke	12	1262	Officer	x	x	x	x	x		Unsuitable due to impact on agricultural land and landscape		
Recreation park adjacent to Coronation Cottages, Stoke	0.2	1263	Officer	x	x	x	x	x				
North Street	84	1264	Officer	x	x	x	x	x		Unsuitable due to isolation from services and facilities, transport impact on A228 and impact on agricultural land		
North of Ratcliffe Highway	8	1267	Housing Infrastructure Fund	x	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	25	yrs 1-5
Land south of Farm Cottages, Lodge Hill Lane	0.38	1268	Officer	x	x	x	x	x		Unsuitable due to impact on residential amenity of existing properties to the west and also the loss of agricultural land		
East of 42-52 Chattenden Lane, Chattenden	1.21	1269	Officer	x	x	x	x	x		Unsuitable due to the impact on agricultural land and isolation from services and facilities		
Land between Peninsula Way, Haig Villas and Main Road Hoo, Chattenden	1.31	1270	Officer	x	x	x	x	x		Unsuitable due to the impact on environmental and landscape features to the south of the site and constrained access to the Four Elms Hill		
Beacon Hill, Chattenden west site	1.99	1271	Officer	x	x	x	x	x		Unsuitable due to lack of a suitable access and impact on landscape		
Arethusa Centre and Boatyard	2.32	1272	Officer	x	x	x	x	x		Unsuitable due to isolation from services and facilities and impact on ancient woodland		
Verge adjacent to A289/A228	0.78	1273	Officer	x	x	x	x	x		Unsuitable due to impact on high quality agricultural land and isolation from services and facilities		
Land southwest Parsonage Lane	3.43	1274	Officer	x	x	x	x	x		Unsuitable due to impact of heritage asset of Fort Borstal, site access and landscape impact on the setting of the AONB		
Land west of Upnor Rd, Strood	1.1	1275	Officer	x	x	x	x	x		Unsuitable due to develop ability of the site, impact of the air quality on Frindsbury Hill and residential amenity due to the traffic and noise from the A289		
Fort Borstal	3.14	1276	Officer	x	x	x	x	x		Unsuitable due to impact on high quality agricultural land		
Jenkins Dale, Chatham	1.12	1277	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Land East of Pier Approach Rd, Gillingham	0.36	1278	Officer	✓	x	x	✓	✓	Housing, B1a		24	yrs 6-10
Land between Grange Farm Lower Rainham Road and A289	1.41	1279	Officer	x	x	x	x	x		Unsuitable due to the impact on heritage asset of the conservation area and Parish Church of All Saints		
East of former landfill site off Lower Rainham Road	3.11	1282	Officer	x	x	x	x	x		Unsuitable due to the impact on the heritage assets		
West of (lower) Pump Lane Rainham	2.82	1283	Call for Sites post-2014	x	✓	✓	x	x		Unsuitable due to isolation from services and facilities and impact of residential amenity due to noise from A289		
Rear of Lower Rainham Road/Station Road Rainham	0.98	1284	Officer	✓	x	x	x	x		Unsuitable due to isolation from services and facilities no site access, impact on high quality agricultural land		
Land West of Seymour Road, Rainham	1	1286	Application	x	✓	✓	✓	✓	Housing		25	yrs 1-2, 6-10, 11-15
Conservation Area Seymour Road/Moor Street	6.69	1287	Officer	x	✓	✓	x	x		Unsuitable due to isolation from services and facilities, impact on high quality agricultural land and impact on heritage assets		
Land West of South Bush Lane, Rainham	22	1288	Call for Sites post-2014	x	✓	✓	x	x		Unsuitable due to on impact on transport on the A228 and resulting air quality deterioration on the Four Elms Hill. Plus the loss of high quality agricultural land		
Land south of Siloam Farm	4.65	1289	Officer	x	x	x	x	x				
Cottages off Mierscourt Road, rear of Mierscourt Farm Shop	5.73	1290	Officer	x	x	x	x	x		Unsuitable due to isolation from services and facilities, transport impact on Meresborough Lane and Meresborough Road and impact on agricultural land		

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Land West of Meresborough Lane, Meresborough	9	1291	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities, transport impact on Seymour Road		
Land East of Meresborough Road, Rainham	8	1292	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities and impact on agricultural land		
Land North of Lidsing Road	3	1293	Officer	×	×	×	×	×		Unsuitable due to isolation from services and facilities, transport impact on Meresborough Lane and Meresborough Road and impact on agricultural land		
Lordswood Leisure Centre	2.26	1294	Officer	×	×	×	×	×		Unsuitable due to impact on agricultural land and landscape		
Sharsted Farm, east of North Dane Way	10.59	1295	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to impact on high grade agricultural land and landscape		
Land West of Allhallows	22	1296	Housing Infrastructure Fund	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	389	yrs 1-5, 6-10, 11-15
Land North of Priory Rd, Strood	3.23	1297	Town Centre Masterplan	✓	×	×	✓	✓	Mixed use - housing & employment (B1a)		444 & B1a - 10750 sq.m	yrs 6-10, yrs 11-15
Medway City Estate	103	1298	MLP 2003 allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Land east of Ropers Lane (SLAA 1009 merged into site)	80.76	1299	Call for Sites post-2014	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	1879	yrs 6-10, yrs 11-15
Land West of Commercial Rd Strood	0.72	1301	Town Centre Masterplan	✓	×	✓	✓	✓	Housing		28	yrs 6-10
Rear of Angel Cottages, Station Road, Rainham	0.63	1302	Application	×	✓	✓	✓	✓	Housing	Taken forward as part of a larger scheme	27	yrs 1-5
Manor Farm, Lower Rainham Road, Rainham	19.58	1303	Call for Sites 2008	×	×	✓	×	×		Unsuitable due to distance from services and facilities, heritage & landscape impact		
Land between Lower Rainham Rd & Grange Rd, Gillingham	7.28	1304	Call for Sites post-2014	×	✓	✓	×	×		Unsuitable due to isolation from services and facilities and impact on agricultural land		
3-39 High Street		1305	Town Centre Masterplan	✓	✓	✓	✓	✓	Housing, B1a		67	yrs 11-15
Dagenham Motors, Pier Road, Gillingham	3.4	1306	Officer	×	✓	✓	✓	✓	Housing, B1a	Subject to further technical assessment re air quality, flood risk and land contamination	255	yrs 6-10, yrs 11-15
Potential Expansion Area 2		1307	Housing Infrastructure Fund	×	✓	✓	✓	✓	Housing	Transport and environmental impacts to be mitigated by Housing Infrastructure Fund	304	yrs 6-10, yrs 11-15
B&M Bargains, Medway Street, Chatham	0.311	1308	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	197	yrs 11-15
Riverside Gardens, Chatham	0.41	1309	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	101	yrs 6-10, yrs 11-15
Car Park, Waterfront Way, Chatham	0.51	1310	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	105	yrs 1-5, yrs 6-10
199 to 233 High Street, Chatham	0.53	1311	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	119	yrs 11-15
Pumping Station, The Brook, Chatham	0.2	1312	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	15	yrs 11-15
279 to 313a High Street, Chatham	0.45	1313	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	50	yrs 6-10
Car park to rear of Centre Theatre, Chatham	0.21	1314	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	38	yrs 11-15
Multi-storey car park, Rhode Street, Chatham	0.41	1315	Town Centre Masterplan	✓	×	×	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	14	yrs 6-10

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Riley's Snooker Hall, Green Street, Gillingham	0.13	1316	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing	Unavailability and unachievability overcome by town centre masterplan work	30	yrs 6-10
Railway arches (3) and adjacent land	0.49	1317	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	12	yrs 6-10
Sewage Pumping Station / Travelling Showpeople Site	0.87	1318	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing	Unavailability and unachievability overcome by town centre masterplan work	34	yrs 11-15
Kingswear Gardens	1.76	1319	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing	Unavailability and unachievability overcome by town centre masterplan work	45	yrs 11-15
McDonalds, Car Sales Garage and rear of High Street properties	0.59	1320	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	44	yrs 11-15
2 Station Road	0.19	1321	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	5	yrs 6-10
Cuxton Road Auto Centre	0.27	1322	Town Centre Masterplan	✓	✗	✗	✓	✓	Housing, B1a	Unavailability and unachievability overcome by town centre masterplan work	20	yrs 6-10
Thameside, Cliffe	10.8	1343	ELNA 2015	✗	✗	✓	✗	✗		Unsuitable due to distance from services and facilities and impact on landscape and environment		
Beechings Way Industrial Estate, Twydall	9.22	1351	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Firmstart Estate, Twydall	0.48	1352	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1)		No vacant land or potential for intensification at present	
Courteney Road, Gillingham	22.09	1353	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Gillingham Business Park	52.97	1354	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Hopewell Drive, Luton	3.83	1355	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1)		No vacant land or potential for intensification at present	
Second Avenue, Luton	5.31	1356	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1)		No vacant land or potential for intensification at present	
Rochester Airport Industrial Estate	18.61	1357	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Laker Rd Industrial Estate	3.74	1358	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B8)		No vacant land or potential for intensification at present	
Formby Road, Halling	28.7	1359	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Ballard Business Park, Strood	1.67	1360	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B2/B8)		No vacant land or potential for intensification at present	
Railway Street Industrial Park, Gillingham	1.46	1361	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1)		No vacant land or potential for intensification at present	
Vicarage Lane Industrial Estate, Hoo St Werburgh	7.5	1362	MLP 2003 Allocation	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Fenn Street Industrial Estate, Rochester	1.78	1363	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Castle View Business Park, Rochester	0.71	1364	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Temple Industrial Estate, Strood	37.18	1365	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Medway Valley Park Industrial Estate, Strood	5.72	1366	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	

Site Information				Stage 2			Stage 2a	Conclusions				
Site Name	Site Area (ha)	Site Ref	Source	Suitability	Achievability	Availability	Overcoming constraints	Inclusion	Housing or employment use	Reasons for exclusion / inclusion - overcoming constraints	Capacity (units or sq.m)	Phasing
Cuxton Industrial Estate, Cuxton	0.9	1367	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1/B2/B8)		No vacant land or potential for intensification at present	
Bloors Lane, Rainham	0.69	1368	ELNA 2015	✓	✓	✓	✓	✓	Employment (B1)		No vacant land or potential for intensification at present	
Otterham Quay Lane, Rainham	4.46	1369	ELNA 2015	✓	✓	✓	✓	✓	Employment (B8)		No vacant land or potential for intensification at present	

## **Appendix 4 – New sites assessed 2018-19**

*Medway Strategic Land Availability Assessment (SLAA)  
2019*

**Appendix 4 – New sites assessed 2018-19**

<b>Site Name</b>	<b>SLAA Ref</b>	<b>Source (Development Strategy Consultation or SLAA consultation 2018)</b>
Land West of 749 Lower Rainham Road	1191	Development Strategy Consultation
Land to the North and South of Peninsula Way	1192	Development Strategy Consultation
217 New Road, Chatham	1201	Development Strategy Consultation
Deangate Cottage, Dux Court Road, Hoo	1209	Development Strategy Consultation
Binney Farm	1210	Development Strategy Consultation
Flanders Farm	1211	Development Strategy Consultation
St Andrews Lake	1212	Development Strategy Consultation
Site 1 Land of South Allhallows	1213	Development Strategy Consultation
Site 2 Land to South of Baytree Farm	1214	Development Strategy Consultation
Site 3 Land North Baytree Farm	1215	Development Strategy Consultation
Site 4 Land to North of Binney Farm	1216	Development Strategy Consultation
Site 5 Land to South West of Binney Farm	1217	Development Strategy Consultation
Site 6 Land to east of Stoke Road	1218	Development Strategy Consultation
Land at Kingsnorth	1251	Development Strategy Consultation
Land North Of Christmas Lane	1252	SLAA Consultation 2018
Former Dickens World	1254	Development Strategy Consultation
East of Ropers Lane	1299	SLAA Consultation 2018
Sites made up of 0778/1171	1303	Development Strategy Consultation
Land Btw Lower Rainham Road & Grange Road	1304	Development Strategy Consultation

## **Appendix 5 - SLAA submission pro-forma**

## Appendix 5 - SLAA submission pro-forma

# Medway Strategic Land Availability Assessment

## Guidance Notes for completing the 'Call for Sites' Pro forma

It is a requirement of Government policy for local authorities to produce a Strategic Housing Land Availability Assessment (SLAA) for their housing market area, to ensure that planning policies are based on reliable evidence to assist delivery.

**The Council has widened the Strategic Land Availability Assessment beyond just identifying potential housing sites, to also include sites for gypsy, travellers and travelling showpeople's accommodation, employment, retail, tourism, leisure, waste, minerals or a mix of these uses.** The study identifies potential sites, possible development capacity and any constraints that may exist. It will also identify any actions that may be needed to realistically overcome the identified constraints in order to make sites available, suitable and viable for development. If land is identified as having potential, this does **not** imply that it will be allocated for development.

### How to submit a site

Please use the attached 'call for sites' pro forma to suggest sites that you think Medway Council should consider for development up to 2035. This should also include sites with current planning permission.

In completing your form, please:

- Submit sites that could accommodate 5 or more dwellings, or measure 0.15 hectares or greater in size
- Include sites with planning permission that are either under construction, or not started;
- **Use a separate form for each site** (additional forms may be downloaded from <http://www.medway.gov.uk/sl原因>). Only information supplied on a form can be considered;



- Submit sites that are likely to become available for development or redevelopment before 2035, and identify an anticipated timeframe;
- Attach a map (with a 1:1250 scale) outlining the precise boundaries of the whole site and the area suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.
- Complete the form as comprehensively as possible.

### **Interactive Map**

An Interactive Map which will enable you to print out a map for identifying your site can be found at:

<http://maps.medway.gov.uk/webmaplayersext/map.aspx>

Instructions on how to use the interactive map are also available via this link.

If you have any queries regarding your site or the Assessment itself please contact Council officers (**Tel: 01634 331629**).

Please return this form, together with a 1:1250 scale map that clearly identifies the site boundaries, and the area that might be suitable for development to:

**Planning Policy,  
Medway Council,  
Gun Wharf,  
Dock Road,  
Chatham,  
Kent ME4 4TR**

**Email: [planning.policy@medway.gov.uk](mailto:planning.policy@medway.gov.uk)**

Please note that the information submitted using this SLAA pro forma will form part of the Local Plan evidence base, and will therefore be publicly available (page one showing the name, address and signature will be kept confidential)

**For official use  
only:**

**Medway Strategic Land Availability Assessment  
'Call for Sites' Pro forma**

- This form should only be completed for sites that could accommodate 5 or more dwellings or are 0.15 hectares or greater in size.
- Please include sites with planning permission that are either under construction, or not started.
- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a 1:1250 scale map showing the precise boundaries of the whole site and the area suitable for development
- This form should be sent to the Planning Policy Team at Medway Council

**DATA PROTECTION STATEMENT AND FREEDOM OF INFORMATION ACT 2000**

The information collected in this response form will be used by Medway Council to inform the Strategic Land Availability Assessment and subsequent components of the Local Plan, for example, land allocations. This first page of the pro forma will be kept confidential but the information given on the remaining pages will be made available to the public in a report published on the website. By signing and dating below you are accepting this statement and giving permission for Medway Council to hold your details on our database. Please address any questions or requests regarding our data processing practices to [planning.policy@medway.gov.uk](mailto:planning.policy@medway.gov.uk). Please note that forms that are not signed and dated will not be accepted.

1. Your details	
<b>Title and name</b>	
<b>I am a:</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Applicant <input type="checkbox"/> Developer <input type="checkbox"/> Landlord <input type="checkbox"/> Occupier <input type="checkbox"/> Tenant <input type="checkbox"/> Full Landowner <input type="checkbox"/> Partial Landowner <input type="checkbox"/> Other (please specify)
<b>Company/Organisation</b>	
<b>Contact address</b>	
<b>Contact telephone number</b>	
<b>E-mail address</b>	
<b>Representing (if applicable)</b>	
<b>Signed:</b>	<b>Dated:</b>
<b>2. Site details</b>	

<b>Site address</b>			
<b>Site postcode</b> <small>(Insert Grid ref if not available)</small>	Postcode	Easting	Northing
<b>What is the estimated area of site? (hectares)</b>			
<b>Are you the Sole owner?</b>	Yes		
	No – please list all land owners		
<b>Does your site have any previous planning history?</b>	Yes		
	No		
<b>If yes, what is/are the planning reference number(s)?</b>			
<b>Has development started on site yet?</b>	Yes		
	No		
<p><b>Please attach a map (at 1:1250 scale) outlining the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.</b></p>			

**3. Market Interest: Please choose the most appropriate category below to indicate what level of market interest there is in the site.**

Site is owned by a developer		<u>Comments:</u>
Site under option to a developer		
Enquiries received		
Site is being marketed		
None		
Not known		

**CURRENT AND POTENTIAL USE**

**4. What is the current use of the site?**

Please tick all that apply:

- Housing                       Employment                       Retail                       Tourism                       Leisure  
 Vacant or derelict (please state historic use) .....  
 Greenfield .....% of site coverage  
 Waste or minerals site .....  
 Other (please state).....

**5. Do you think the site would be viable for the following types of development?**

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Please tick all that apply:

- Housing                       Employment                       Retail                       Tourism                       Leisure  
 Waste or minerals                       Other (please state).....

**6a. For proposed residential uses:**

<b>How many dwellings do you think could be realistically provided on this site? (taking full account of site constraints and surrounding uses and character?)</b>	.....dwellings
<b>What type of dwellings?</b> (for gypsy, travellers and travelling showpeople, please see below)	<input type="checkbox"/> Houses <input type="checkbox"/> Flats <input type="checkbox"/> Bungalows <input type="checkbox"/> Houseboats <input type="checkbox"/> Residential Park Homes <input type="checkbox"/> Mixed, please give details.....
<b>Would the site provide affordable housing?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what percentage?                      %
<b>Gypsy, travellers and travelling showpeople – please state number of pitches if the site is proposed for this use</b>	.....pitches
<b>Specialist residential uses – please give details if the site is proposed for any other type of residential use, eg. specialist accommodation for the elderly, self build, live/work units</b>	

**6b. For proposed employment uses:**

<b>How many business units could be provided on the site?</b>		
<b>What floor space could be accommodated in total (sq m)?</b>		
<b>What type of employment could be accommodated?</b>	Office	
	General industrial	
	Storage / distribution	

**6c. For proposed retail, leisure, tourism, community facilities or other uses:**

Please give further details if the proposed use is to contain any of these components. Please include details of floorspace.

**6d. For proposed waste facilities or minerals:**

Please give further details if the proposed use is to contain any of these components.

Please note, we will follow up with a request for further details for any proposed waste or minerals sites.

PHASING

**7. Please indicate below how many dwellings or how much floorspace you estimate will be completed within each timeframe:**

		Housing (no of units)	Employ- ment (sq. metres)	Retail (sq. metres)	Tourism (sq. metres)	Leisure (sq. metres)	Other (please state)
<b>Within the next 5 years (April 2017 – March 2022)</b>	<b>Year 1</b> (April 2017 – March 2018)						
	<b>Year 2</b> (April 2018 – March 2019)						
	<b>Year 3</b> (April 2019 – March 2020)						
	<b>Year 4</b> (April 2020 – March 2021)						
	<b>Year 5</b> (April 2021 – March 2022)						
<b>6-10 years</b> (April 2022 – March 2027)							
<b>11-15 years</b> (April 2027 – March 2032)							
<b>16-20 years</b> (April 2032 – March 2037)							
<b>20 years +</b> (April 2037+)							

POSSIBLE CONSTRAINTS

**8. To the best of your knowledge, are there any constraints that may affect development on the site? Please provide brief details, including whether any technical studies have been undertaken to inform your understanding:**

	<b>Please tick:</b>	<b>Do you believe the constraints on site can be overcome? If so, please explain how and by when:</b>
Access		
Contamination		
Detrimental impact on Air Quality Management Area		
Detrimental impact on Historic Park		
Detrimental impact on Landscape		
Detrimental impact on Townscape		
Cables, pylons, electricity lines, oil pipelines and gas		
Flood Zone		
Hazards		
Highway		
Impact on Residential Amenity		
Sewerage / Drainage		
Topography / Adverse Ground		
Water		
Ownership Issues		
Legal Issues		
Infrastructure/utility requirements		
Market viability		
Other considerations		

**9. Utilities**

Are any of the following utilities available to the site?

Mains water	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Mains sewerage	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>

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Electricity	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Gas	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Telephone Lines	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Broadband	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Have you consulted any infrastructure providers regarding provision of utilities to the site? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide further details below:			

**SURVEY AND OTHER ISSUES**

**10. In identifying such a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site?**

------------------

**11. If yes, please provide contact details of the person who should be contacted to arrange a site visit.**

------------------

**12. Do you know of any other relevant issues that we should be aware of?**

\* Please return this form, together with a **map** (at 1:1250 scale) that clearly identifies the site's location and boundaries to:

**Planning Policy,  
Medway Council,  
Gun Wharf,  
Dock Road,  
Chatham,  
Kent ME4 4TR**

Email: [planning.policy@medway.gov.uk](mailto:planning.policy@medway.gov.uk)



## **Appendix 6 - Site survey form**

## Appendix 6 - Site survey form

Site Reference..... Site .....

Character and Use of Site									
Type of Location	Town centre <input type="checkbox"/> Edge of Centre <input type="checkbox"/> Urban <input type="checkbox"/> Edge of Urban <input type="checkbox"/> Village <input type="checkbox"/> Edge of Village <input type="checkbox"/> Rural <input type="checkbox"/>								
Current use of Site	Residential <input type="checkbox"/> Employment <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> B8 <input type="checkbox"/> Mixed B <input type="checkbox"/> Retail/Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Open Space <input type="checkbox"/> Other (please specify) <input type="checkbox"/> .....								
	Greenfield <input type="checkbox"/> PDL <input type="checkbox"/> Mixed <input type="checkbox"/>								
	<table border="0"> <tr> <td></td> <td style="text-align: right;">Yes</td> <td style="text-align: right;">No</td> </tr> <tr> <td>Vacant Buildings?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Vacant Site?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Yes	No	Vacant Buildings?	<input type="checkbox"/>	<input type="checkbox"/>	Vacant Site?	<input type="checkbox"/>
	Yes	No							
Vacant Buildings?	<input type="checkbox"/>	<input type="checkbox"/>							
Vacant Site?	<input type="checkbox"/>	<input type="checkbox"/>							
Current use of surrounding area	Residential <input type="checkbox"/> Employment <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> B8 <input type="checkbox"/> Mixed B <input type="checkbox"/> Retail/Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Open Space <input type="checkbox"/> Other (please specify) <input type="checkbox"/> ...								
<p><b>Brief site description</b> (site features, topography, buildings warranting retention etc...)  <b>Please also record character of surrounding area here</b> (ie, form/massing, height/no of storeys etc...)</p>									
<p>You can use the back page for any additional notes you may wish to make.</p>									
<p><b>Is the site advertised for sale?</b></p>									
Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, please give details.								

### Boundary check

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2019

**Please check site against site plan. Is the site plan accurate?**

Yes  No  If No, please draw correct boundary on site plan.

**Facilities and Connectivity**

**Transport Connections (please tick)**

- |  |   |
|--|---|
| <input type="checkbox"/> Main road (A or B road) | <input type="checkbox"/> Footpaths          |
| <input type="checkbox"/> Dual Carriageway        | <input type="checkbox"/> Cycleways          |
| <input type="checkbox"/> Single                  | <input type="checkbox"/> No existing access |
| <input type="checkbox"/> Country Lane            |   |

**Site Potential**

	Yes	No	Maybe	Reason	Type (ie, type of dwelling, max height of building, employment/ retail use class etc..)	Environmental/amenity impacts experienced by would-be occupiers and neighbouring areas
<b>Does the site have potential for?</b>	Housing					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Employment					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Retail					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Mixed use						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Gypsy and Traveller						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

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	Leisure  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
	Tourist/Visitor Facilities  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
	Residential Accommodation for the elderly  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
	Other (please specify)  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			

<b>Constraints (based on observation of site)</b>					
	Yes	Reason/explanation	Mitigation Possible?		If yes, by when?
			Yes	No	
<b>Physical Constraints</b>					
Topography/Adverse Ground/Steep slopes	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Access	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Impact on residential amenity	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Hazards	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Condition of buildings/ground	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

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<b>Environmental Constraints</b>					
Ecology	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Impact on Landscape/Townscape	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Trees	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<b>Utilities/Infrastructure</b>					
Electricity	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Sewerage/Drainage	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Water	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure/Utility requirements	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<b>Other</b>					
Please state any other considerations/constraints	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

**Surveyor Name(s)**..... **Date**.....

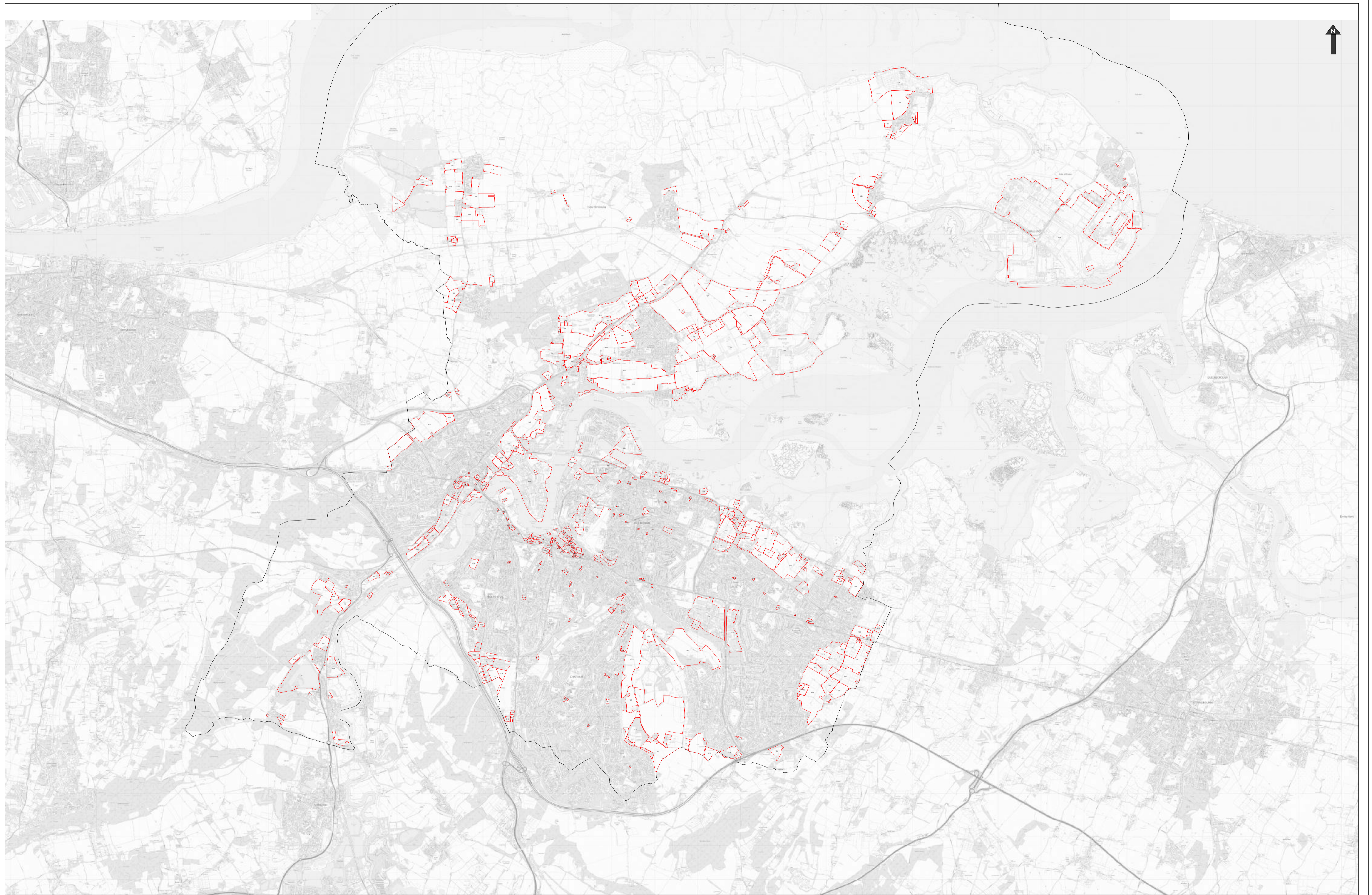
Please use this space for additional notes/drawing

## **Appendix 7 - SLAA site maps**



Medway Strategic Land Availability Assessment 2019 - sites permitted/under construction (as at 31/03/2019)  
Maps to be read in conjunction with the Medway SLAA 2019 report

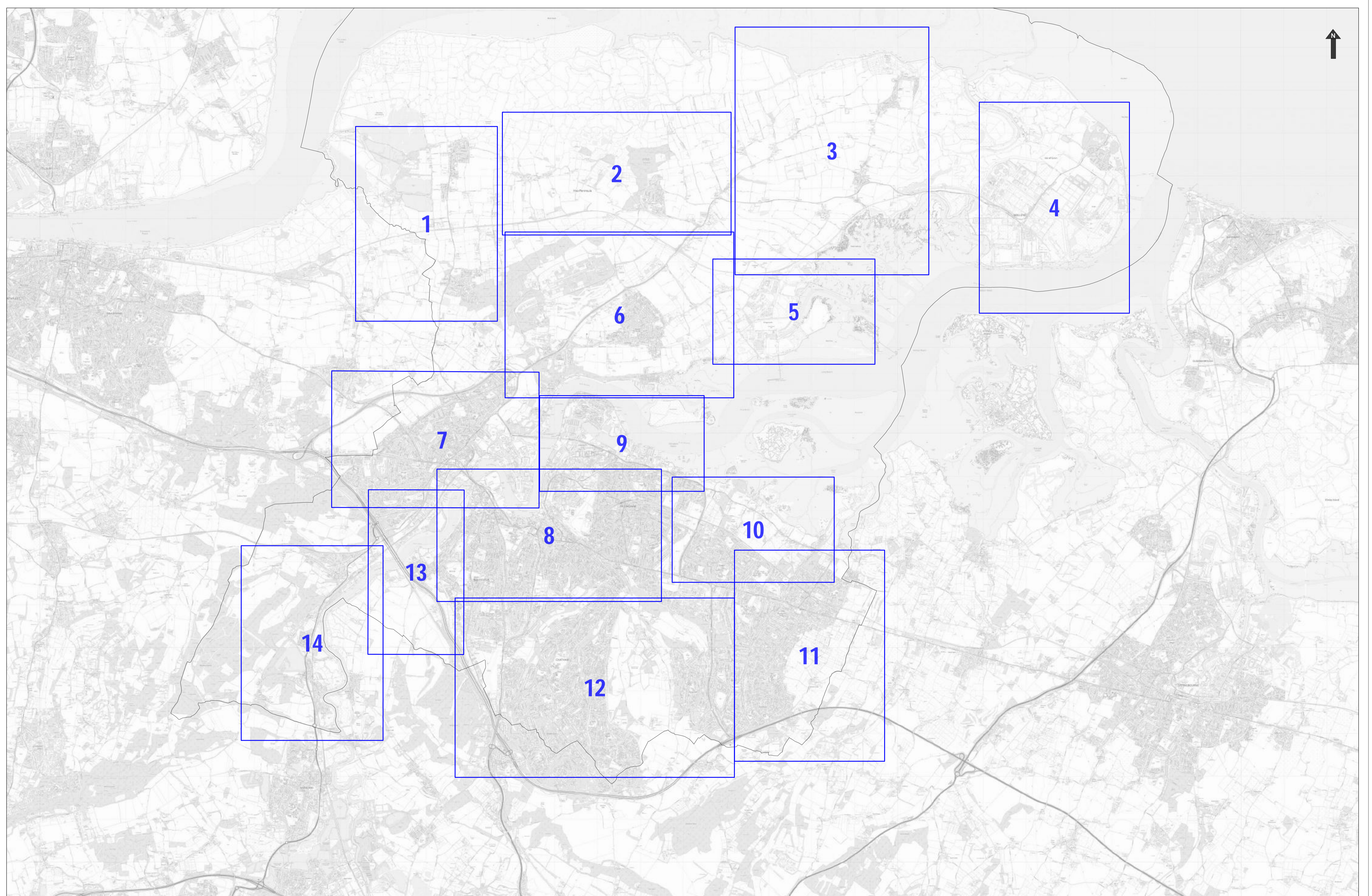
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Medway Strategic Land Availability Assessment 2019 - sites assessed at stage 2 (site/broad location assessment)  
Maps to be read in conjunction with the Medway SLAA 2019 report

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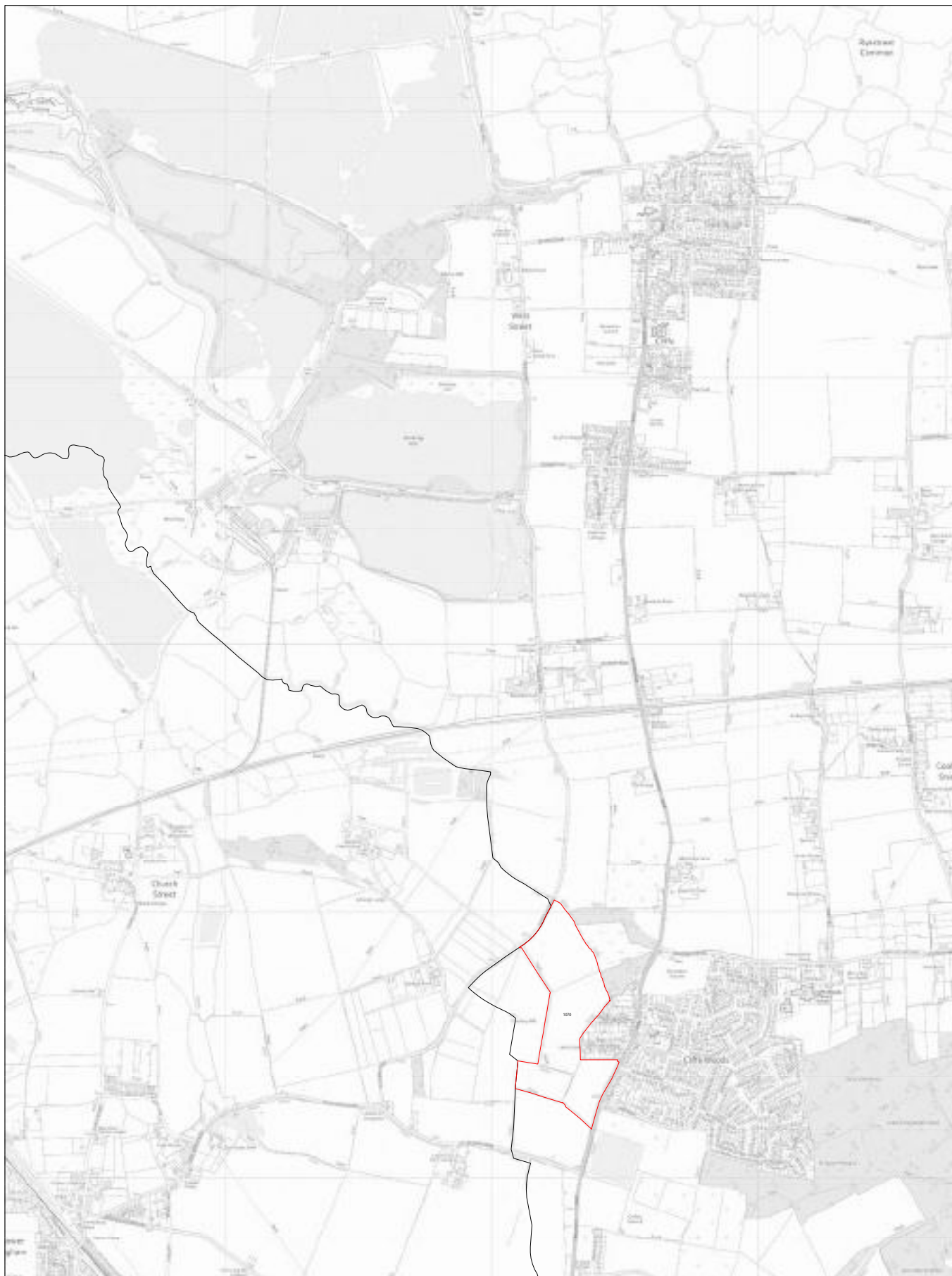




### Overview Map

Medway Strategic Land Availability Assessment 2019 -included sites  
Maps to be read in-conjunction with the Medway SLAA 2019 report

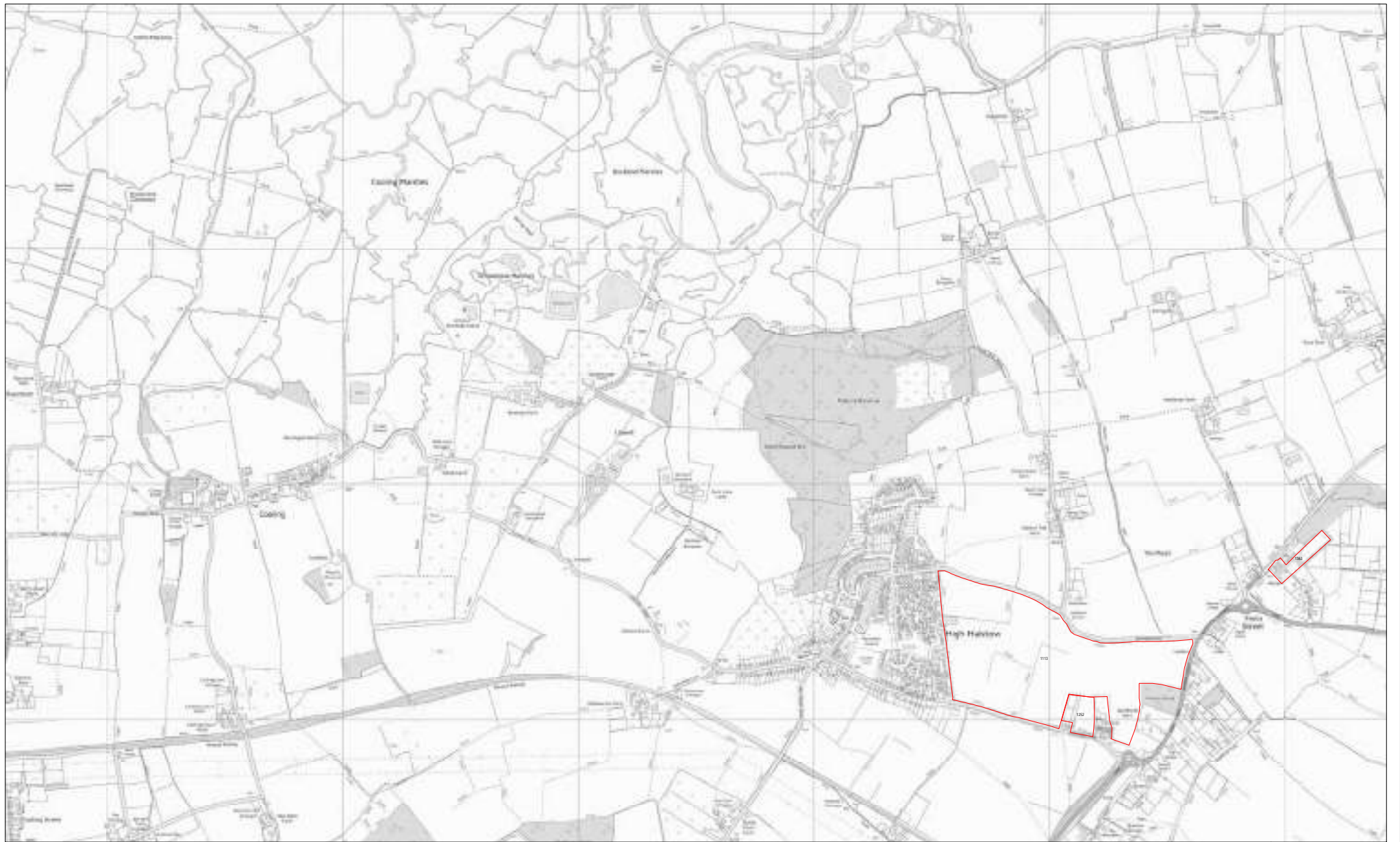
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## Map 1

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites  
(residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (Please see appendix 3 for site details)



## Map 2

### Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)  
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## Map 4

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

Map to be read in-conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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Scale: 1:20000 11/12/19

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## Map 5

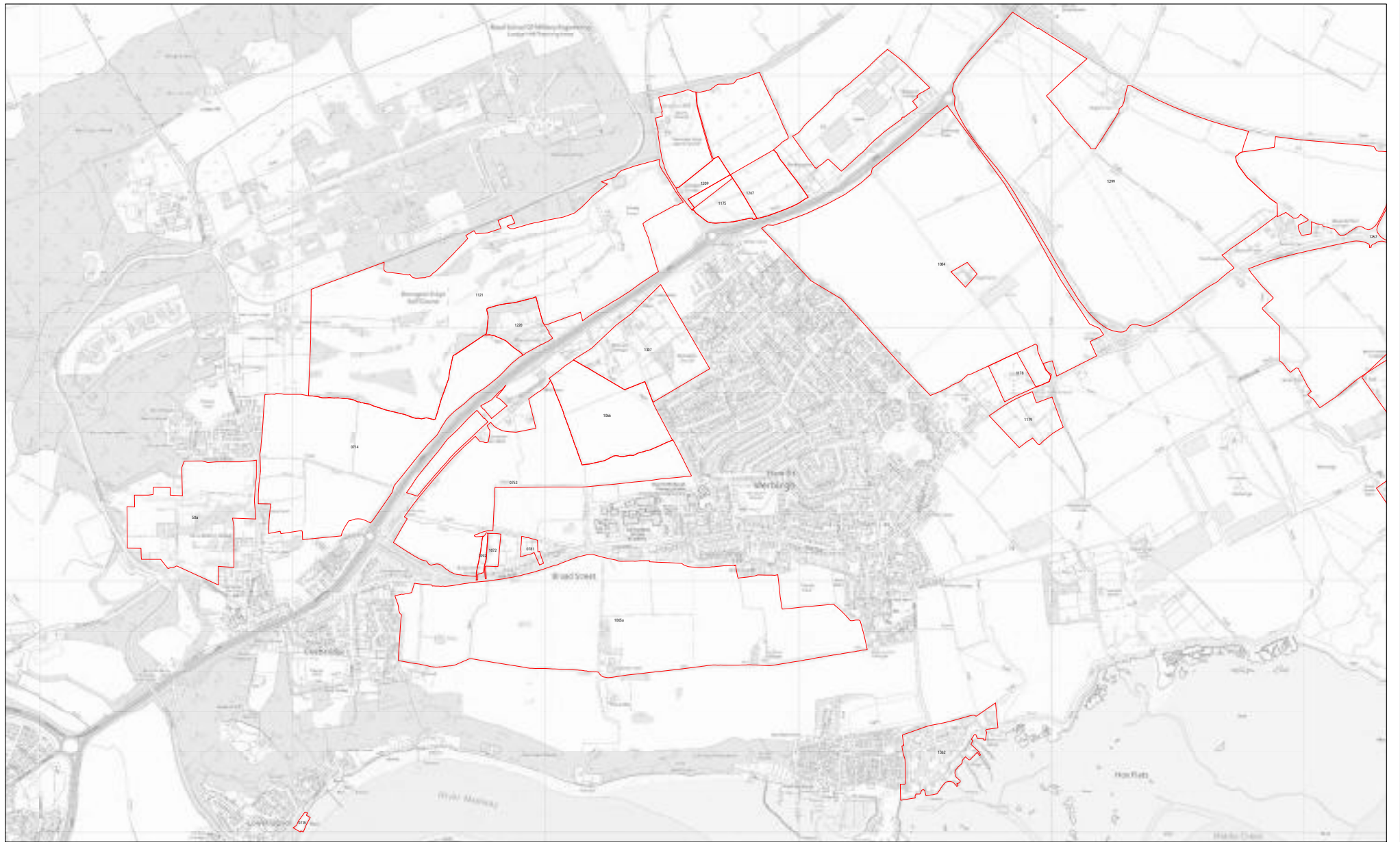
Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)  
Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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## Map 6

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

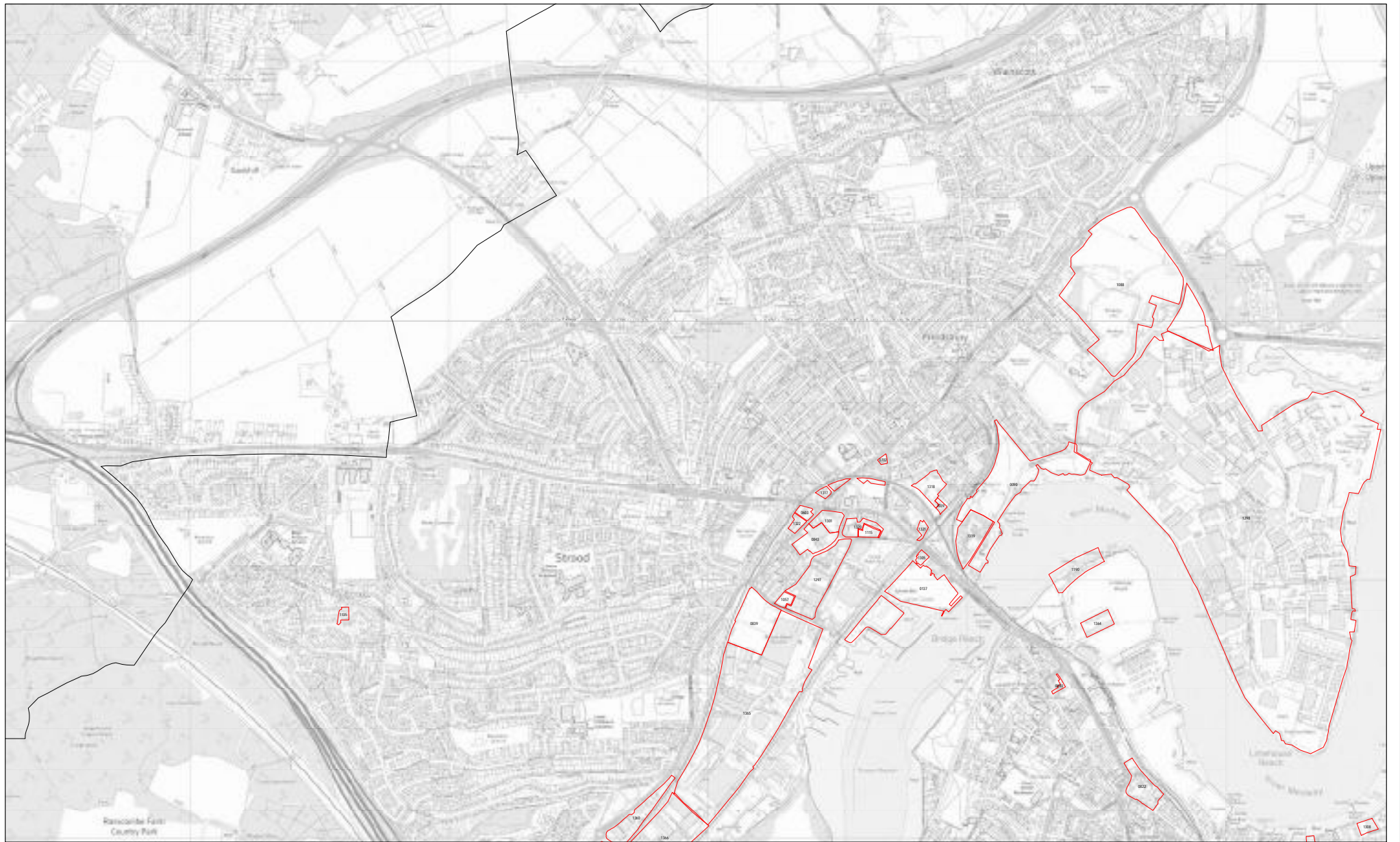
Map to be read inconjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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## Map 7

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

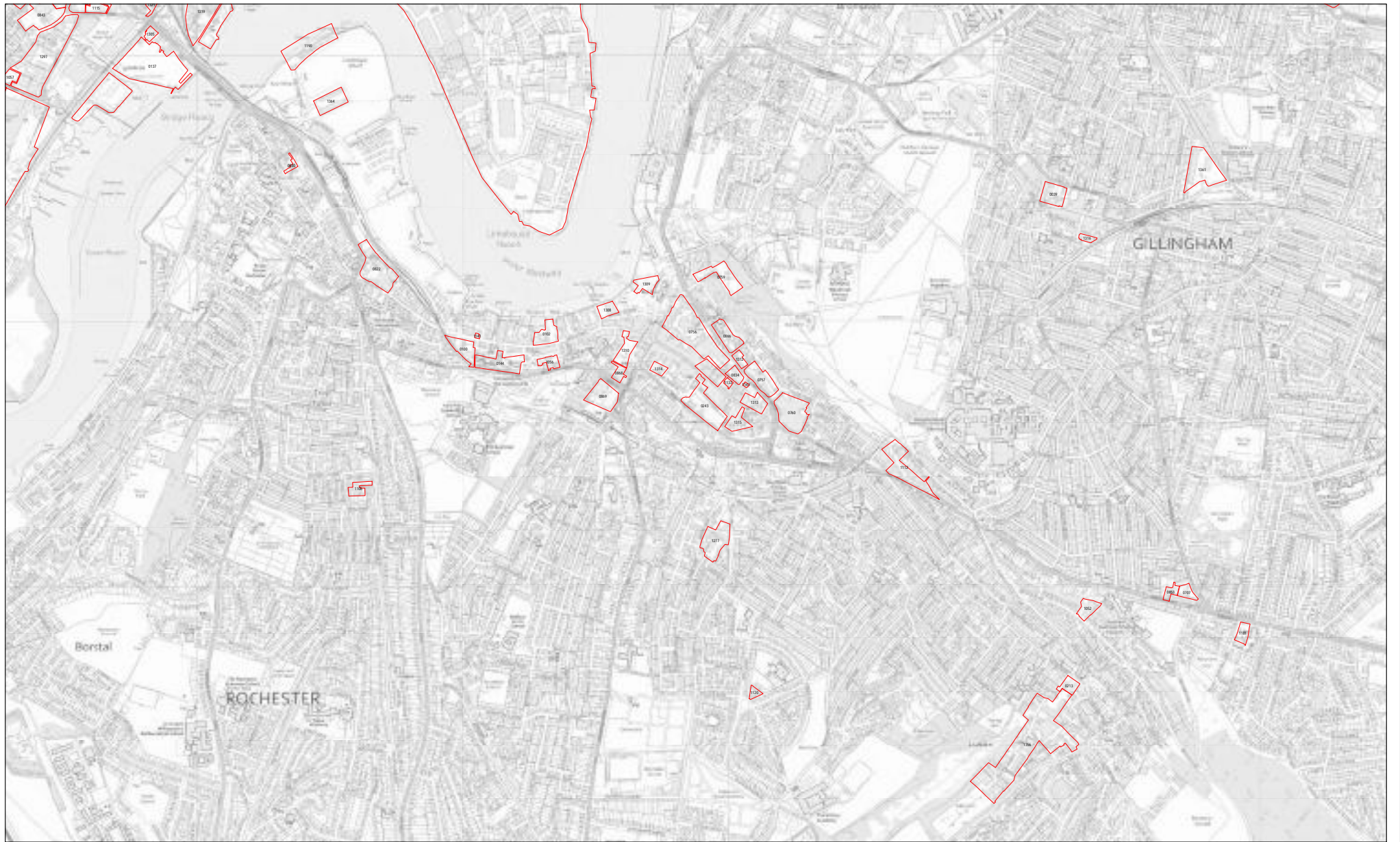
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## Map 8

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

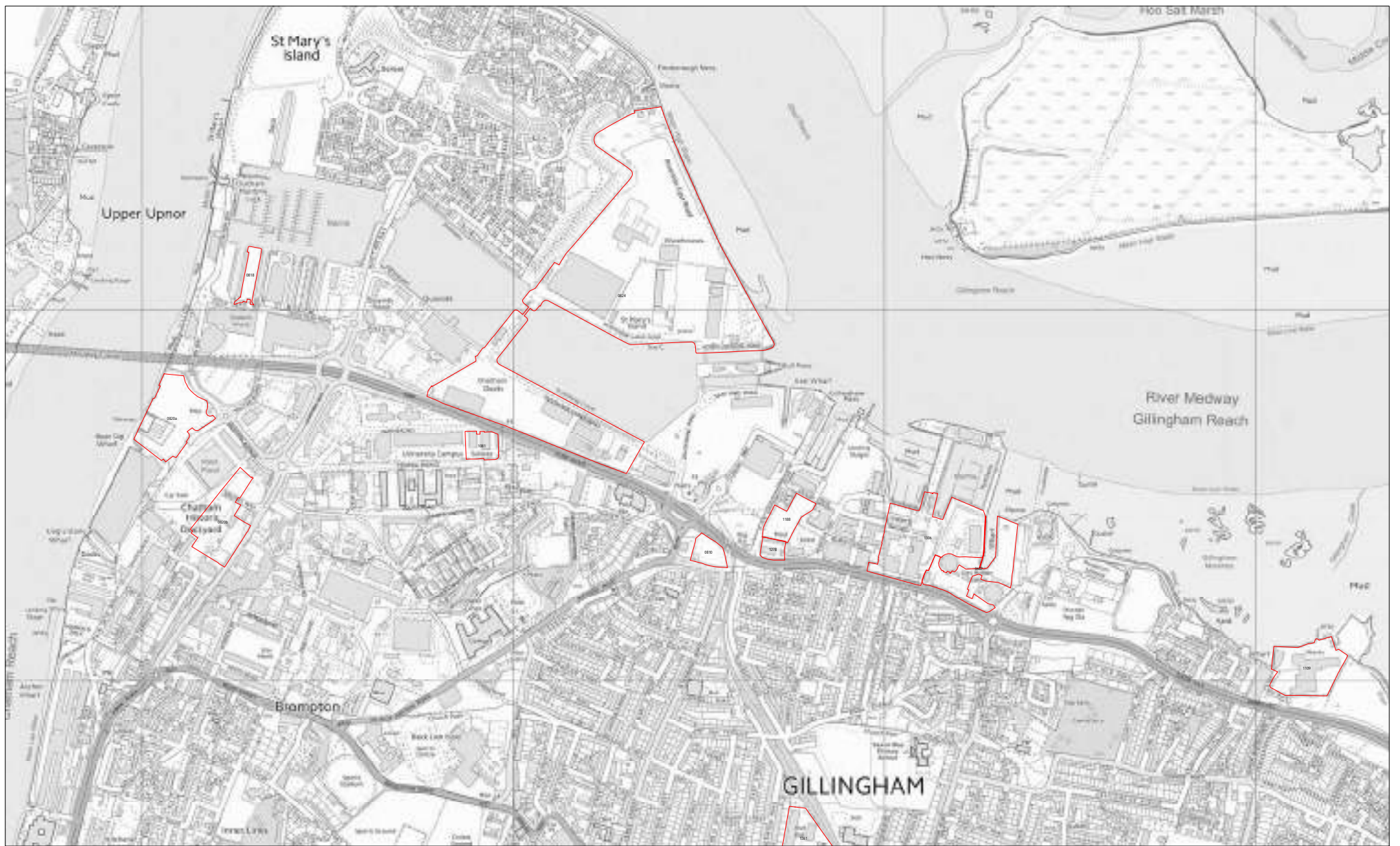
Map to be read inconjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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Scale:1:19500 11/12/19

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## Map 9

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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## Map 10

### Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

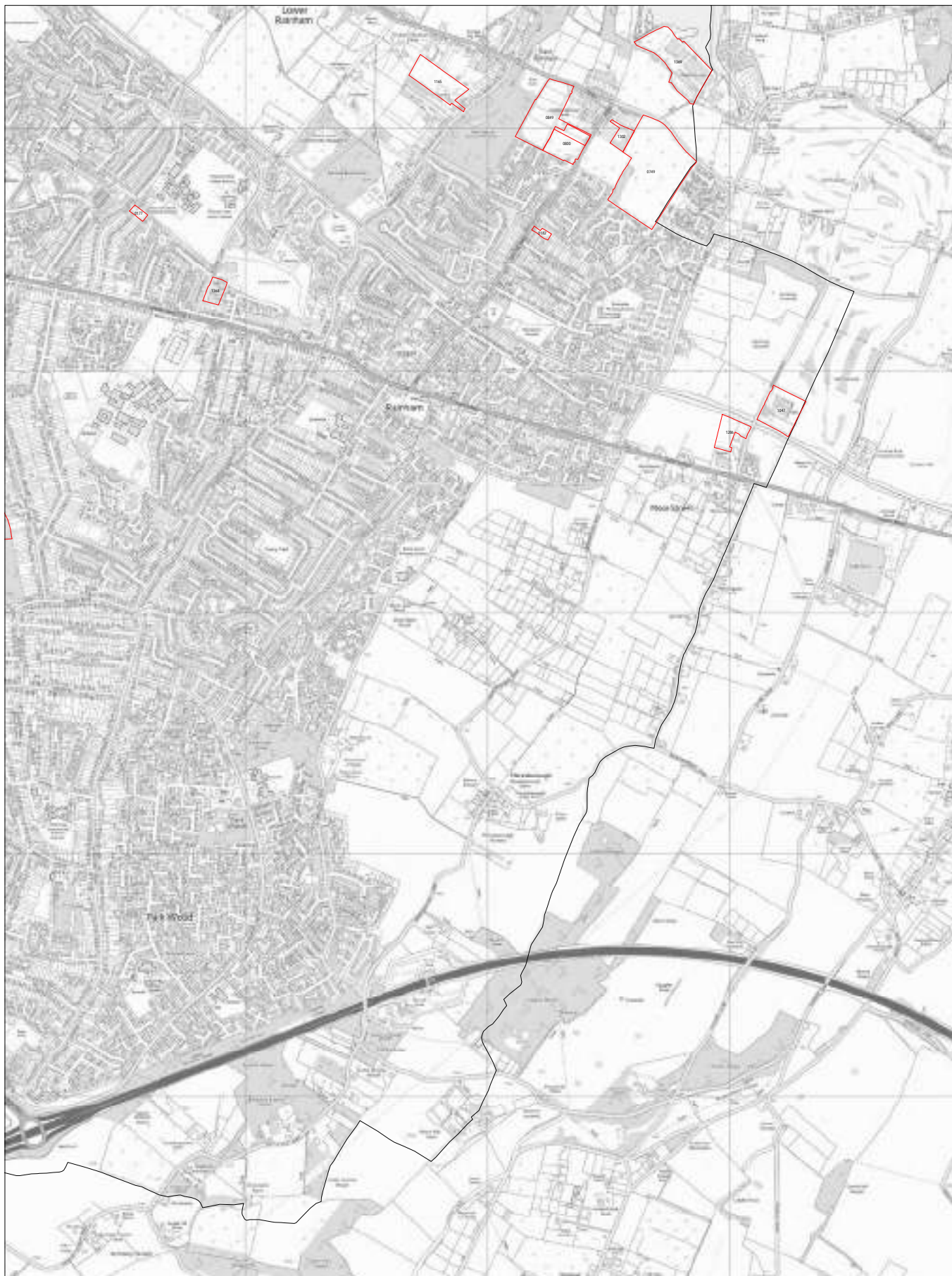
Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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## Map 11

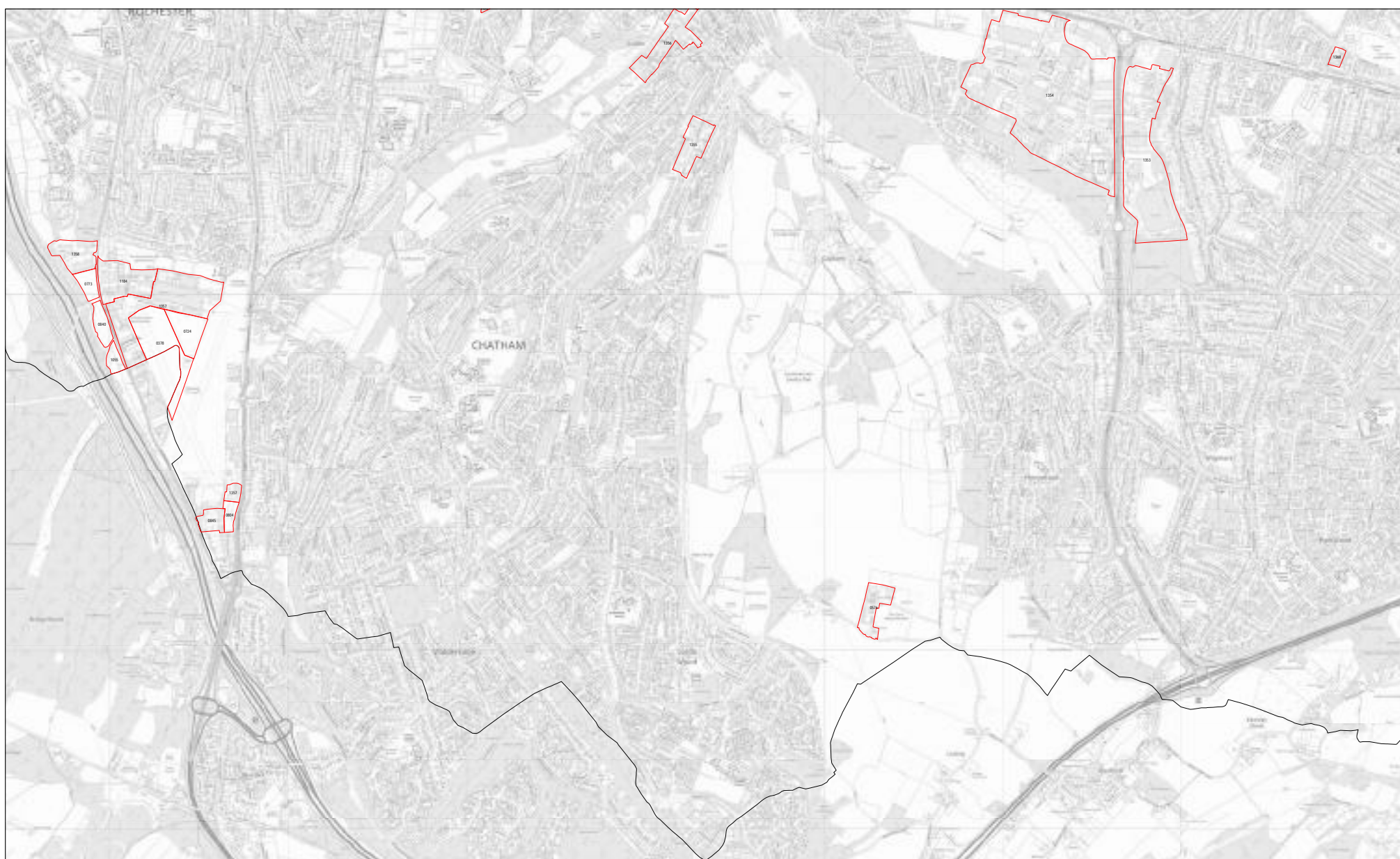
Medway Strategic Land Availability Assessment (SLAA) 2019 -included sites  
(residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)  
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## Map 12

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

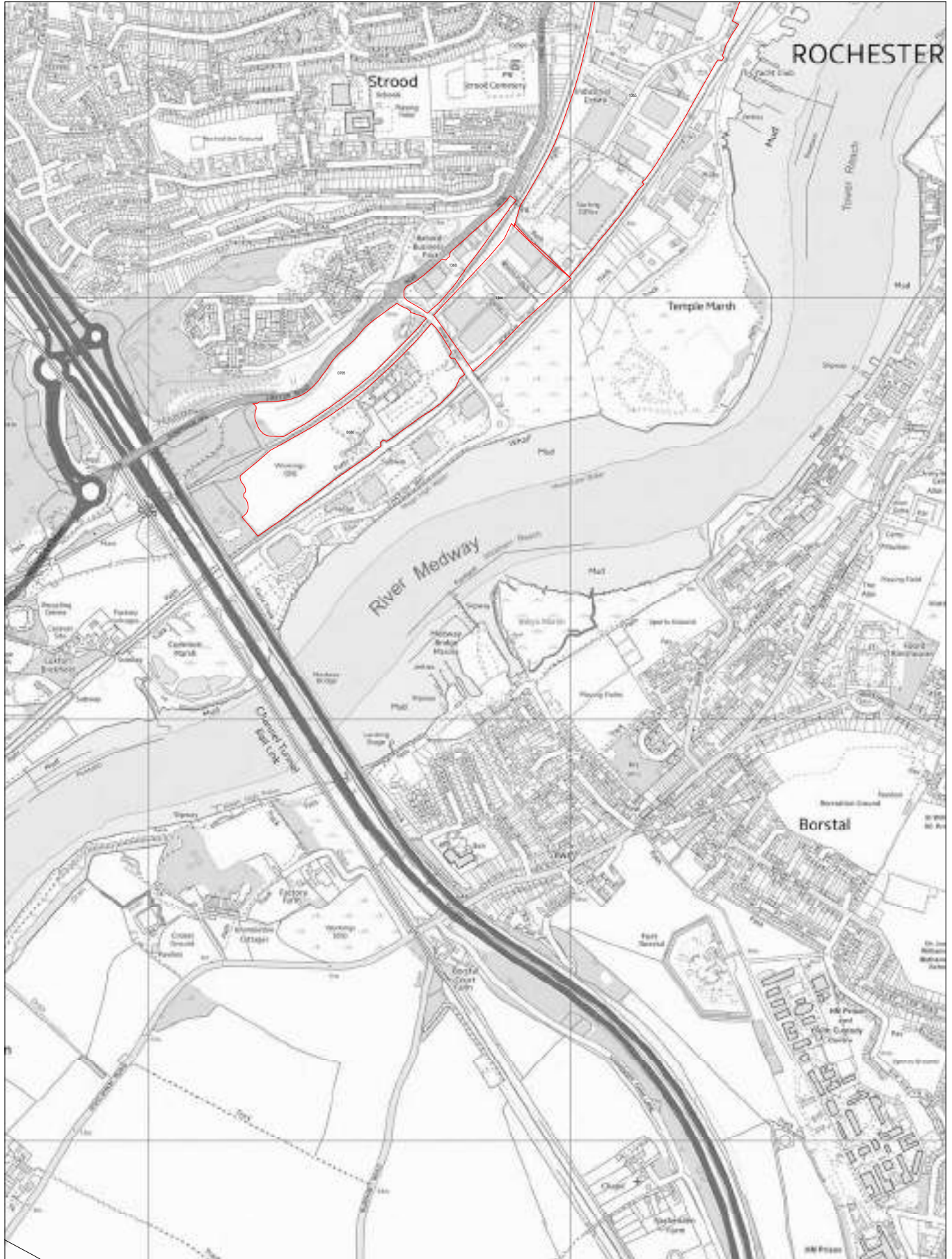
Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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Scale: 1:29500 11/12/19

© Medway Council, 2019



### Map 13

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites (residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)

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Scale: 1:12500 09/12/19

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## Map 14

Medway Strategic Land Availability Assessment (SLAA) 2019 - included sites  
(residential/employment)

Map to be read in conjunction with the Medway SLAA 2019 report (please see appendix 3 for site details)



Scale: 1:20000 16/12/19

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## **Appendix 8 – Broad locations search**



# Appendix 8

## Broad location search 2014-2019

---

### 1. Introduction

Planning practice guidance states that the Strategic Land Availability Assessment should identify sites and broad locations with potential for development.

Medway Council has carried out broad locations search as part of the process of a comprehensive review of potential land availability for development. This process has developed over time to ensure that in preparing the Local Plan, the Council considers the broadest possible range of sites and locations for growth. In summary there were three broad workstreams:

1. Urban & village boundary review (2015-16)
2. Spatial options review (2016-17)
3. Urban Opportunity Areas Review (2018-19)

This report has been prepared as an appendix to the Medway SLAA report, 2019. It provides an overview of these reviews and their contribution to the SLAA process.

### 2. Medway village & urban boundary review 2015-16

The urban boundary is a tool used to differentiate between the rural and urban area. It enables the Council to manage development sustainably across Medway by aiming to protect undeveloped land and to guide growth to the urban areas. The present urban boundaries were set in the Medway Local Plan 2003.

Over the period 2015-16 the council undertook a review of the urban and village boundaries in Medway as part of the development of the new Local Plan. The aim of the process was twofold:

- to amend boundaries to include/exclude areas with the urban boundary deemed as not appropriate/appropriate. The process involved several stages which are outlined below.

#### Methodology

There were three key stages to the urban boundary review:

##### Stage 1 – Desktop Review

The Council firstly mapped and divided the urban boundary and villages. The urban boundary was divided into sections and maps were created for villages (including those which currently have no village boundary).

Information collated for each relevant section of urban boundary or village included:

- Existing defined boundary
- SLAA sites
- Key constraints (ecology designations, AONB, Green Belt, flood zone 3)

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If the land was within the Green Belt, the assessment did not progress to the next stage. (Green Belt locations were considered strategically in the Green Belt Review 2018).

Individual land parcels were identified for review by using maps & aerial photos. When assessing these locations the following questions were asked:

- Are there areas where an obvious “rounding off” or infill development could be accommodated? Include infill between SLAA sites if appropriate.
- Does the site relate (visually or functionally) to the urban or rural area?
- Consider defensible boundaries – new & existing
- Consider issues of coalescence that might suggest no expansion in some directions
- Any obvious barriers e.g. major roads, railways, woodlands
- Any large open areas currently within boundary that should be excluded?
- Any areas where built development has been excluded and should be included?
- For rural settlements – is the built up area of a size and character that it should be given a rural settlement boundary?

When land parcels had been identified as suitable for review they were allocated reference numbers, which recorded any areas where there was potential for change (in or out).

### **Stage 2 – Site Surveys & Recommendations**

Areas identified as having potential for change at Stage 1 were visited and surveyed using a standard form. A scoring was then applied:

- Green highlight = consider whether site could go into urban boundary (or be allocated in association with neighbouring SLAA sites)
- Pink highlight = consider whether site should be removed from urban boundary
- Blue highlight = not boundary review, but consider whether has development potential (use SLAA form)

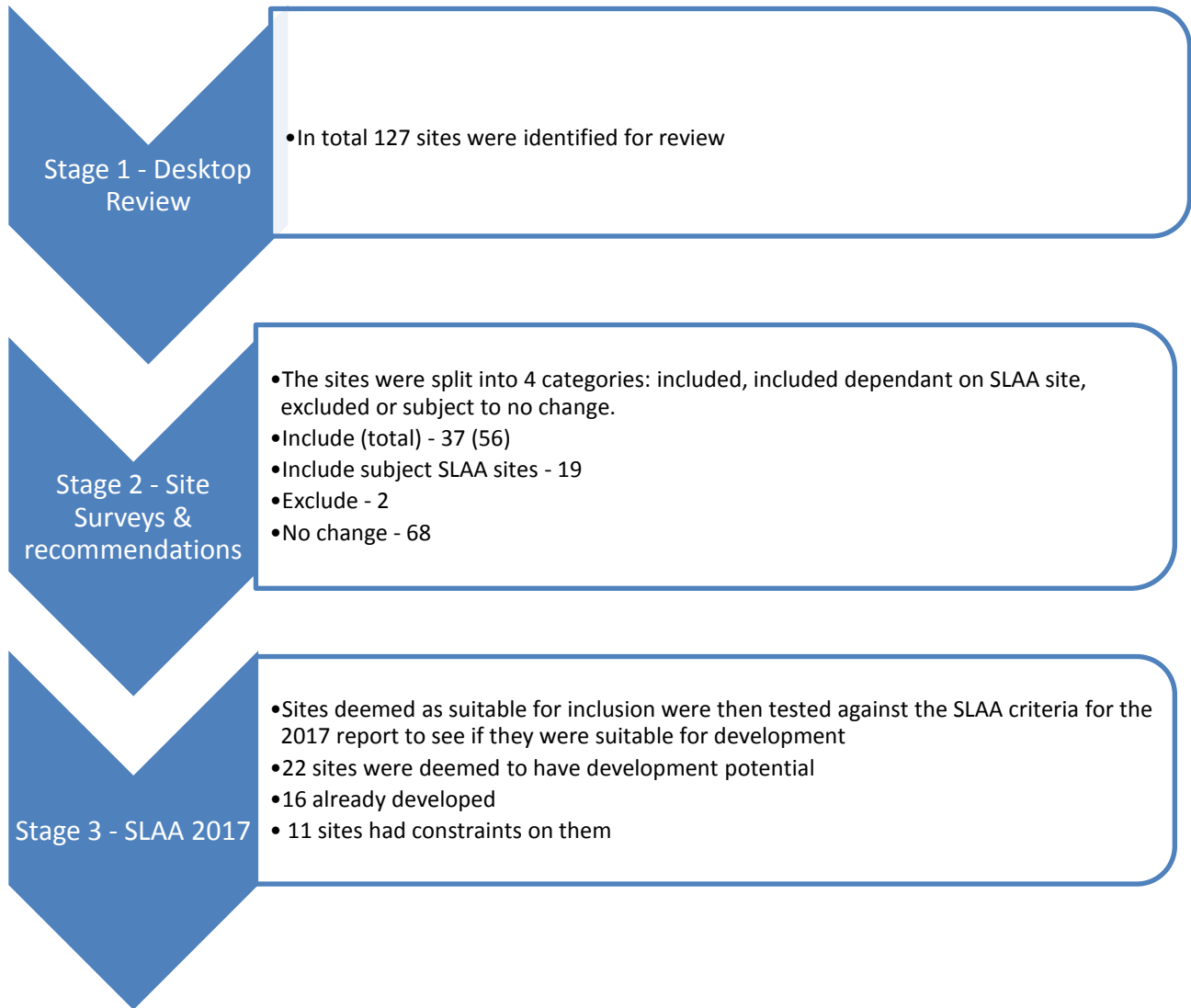
Updated maps were produced to show suggested new boundary and sites that may be suitable for development. This was then reviewed at a team meeting to review site survey and officer judgement through a peer review process, and ensure consistency.

### **Stage 3 – Follow-up**

If the survey identified new sites to be added to the SLAA further site investigation was undertaken to gain more information on the site. This included:

- Identify & make contact with landowner – would they be willing to consider development of the site and if there any known issues that the Council should be aware of
- Add to SLAA database and map – consider development potential and what uses would be appropriate
- Record site notes on SLAA database

## Stages of the Urban Boundary Review



## Conclusions

Overall the Urban Boundary Review found there to be a potential for a change in the urban boundary within 60 places across Medway. Proportionally it concluded that overall most sites should remain the same. Where change was deemed acceptable, the assessment was that more sites should be included (56) rather than excluded (2).

Of the sites deemed suitable for inclusion within the UB only 22 were assessed to have development potential. These represented a potential yield of 1440 extra homes at a density of 29 dph. However a number of sites had strong dependencies to neighbouring SLAA sites. If those sites that relied on SLAA sites to come forward were excluded the development potential was reduced to 624 homes at a density of @29 dph.

### 3. Medway spatial development options 2016-17

Following the Regulation 18 Issues and Options consultation at an early stage of the plan preparation process, and the SLAA conclusions the Council undertook a review of the broad locations with

development potential. This spatial options review was carried out in 2016-17 and the findings were used to inform the Regulation 18 Development Options Consultation in 2017.

## **Methodology**

The spatial options broad locations search was a desktop and design led process to help inform the four Development Options set out in the Development Options Consultation 2017.

### **Stage 1 – desktop review**

A review of the SLAA 2015 concluded that there was insufficient land identified to meet the scale of development needs set out in the emerging evidence base. The Council recognised that further assessment was needed. There were two broad actions: to have an open call for sites, rather than a specific call, and further broad locations search.

When reviewing the SLAA 2015 the Medway area was sub-divided into spatial option areas for deeper review. The spatial option areas reflected the local geography and:

- Opportunities for growth
- Infrastructure
- Physical separations created by natural or man-made features

### **Stage 2 – site identification**

Within the spatial option locations a gap analysis was undertaken. This analysis reviewed the spatial distribution of submitted SLAA sites and sought geographical gaps free from any major constraints that would have otherwise meant they were screened out of the SLAA process. The areas of land with development potential, which were not being promoted, were then recorded as sites for the purposes of the SLAA with a reference of a SO [Spatial Option]).

### **Stage 3 – Consultation review**

In November 2016 workshops were held in the spatial options areas (Hoo Peninsula, North of Rainham and East of Rainham). These areas were chosen as they did not already have submitted masterplans from the development industry and had the capacity to supply further broad locations of search.

## **4. Opportunity areas review 2018-19**

Both the SLAA 2017 and SLAA 2018 reports concluded that there was not enough land supply identified to meet the housing need over the plan period, and a further review of sites was needed. The Council sought further opportunities to identify sites and land with development potential. This review work was also informed by ongoing consultation and proposals on the introduction of a standard method for calculating local housing need. In September 2017 the Government announced that a standard method for calculating need was to be used, which was confirmed in February 2019. This has provided the basis for determining levels of housing need over the plan period, and is a reference for the 2019 SLAA.

The Opportunity areas review was a design led approach to make best use of land and support urban regeneration. The review focused on key regeneration areas identified by the Council in the centres of Strood, Chatham & Gillingham. This focus aligned with the regeneration strategy, Medway 2035, and responded to concerns raised in consultation to address structural change in retail and the High

Streets. This urban centre focus represented an opportunity to determine if there were any new sites appropriate to be used in the SLAA analysis. Other potential greenfield locations in suburban and rural areas without statutory constraints had previously been included in the SLAA, and were well represented in the Call for Sites and in the urban boundary review. The regeneration of urban waterfront sites in Medway is progressing, with a number of high profile schemes. The Council, through Medway Development Company, and other developers are now bringing forward town centre development sites. This provides signals of confidence in these locations.

The Council commissioned town centre masterplans and delivery strategies for Chatham, Gillingham and Strood. The brief included the identification of land and sites with development potential, and to set out a strategy to deliver appropriate growth. The preparation of the masterplans included stakeholder workshops, including representatives of the development sector, with interests in these locations. The consultants carried out some market testing of the interest in bringing forward sites. The findings were set out in the delivery strategies that formed part of the outputs of the commission.

## **Methodology**

### **Stage 1 - Site identification**

The regeneration of existing areas is a primary focus of national policy and guidance and due to the large housing need in Medway the Council has undertaken further analysis of three of its town centres (Strood, Chatham & Gillingham). These locations were felt to have the most potential through a review of previous SLAA's to identify where there were any gaps and access to services and facilities helping to make them sustainable.

### **Stage 2 - Design analysis**

The sites identified were then tested by consultants to understand their potential. The analysis was design led that resulted in a preferred use and scale of development.

### **Stage 3 - Phasing & delivery**

The consultants then soft market tested the sites so that their achievability and availability could be tested in the SLAA.

## **Conclusions**

The results of the town centre masterplans analysis are the documents that were published in December 2019. However the outputs need to be further tested for their availability and achievability following publication. This will be supported by the Viability Assessment being carried out for the draft Local Plan.

## **Appendix 9 – Density analysis**

## Appendix 9 Minimum Density Standards

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Where there is an anticipated shortage of land for meeting identified housing needs, national planning policy expects local policies to include minimum density standards for city, town centres and other locations that are well served by public transport.

Work on the emerging Local Plan is preparing a 'Minimum density standard' policy. This policy approach was presented in Regulation 18 consultation documents to inform the new Local Plan. It was originally based on optimum density standards and centred on railway stations, with three zones identified, up to a 20 minute / 1.6 kilometre walk. However, a 10 minute / 800 metre walk has traditionally been regarded as the extent to which people will walk to a railway station.<sup>1</sup>

Responses to the Regulation 18 consultation process on the emerging Medway Local Plan highlighted the need to consider high frequency bus corridors. A five minute / 400 metre walk has traditionally been regarded as the extent to which people will walk to a bus stop in residential areas, reducing to under three minutes / 200 metre walk in town centres.<sup>2</sup> Clearly railway stations are fixed locations, however bus routes can change, and therefore the policy relates to existing high frequency bus corridors and the need to respond to future opportunities.

The evidence base involved an assessment of accessibility to railway stations and high frequency bus corridors. This work defined the following accessibility zones:

- A – within a 10 minutes / 800 metre walk of Chatham Railway Station
- B – within a 10 minutes / 800 metre walk of Strood Railway Station
- C – within a 10 minutes / 800 metre walk of Gillingham Railway Station
- D – within a 10 minutes / 800 metre walk of Rochester Railway Station
- E – within a 10 minutes / 800 metre walk of Rainham Railway Station
- F – within a 10 minutes / 800 metre walk of Cuxton Railway Station
- G – within a 10 minutes / 800 metre walk of Halling Railway Station
- H – less than three minutes / 200 metre walk in town centres or within a five minute / 400 metre walk of an existing high frequency bus corridor

Minimum density standards have been applied to the accessibility zones in Table 1:

---

<sup>1</sup> <https://www.ciht.org.uk/knowledge-resource-centre/resources/streets-and-transport-in-the-urban-environment/>

<sup>2</sup> Ibid

**Table 1: Minimum Density Standards**

<b>Accessibility Zone</b>	<b>Policies Map Label</b>	<b>Dwellings per hectare</b>
Chatham Railway Station	A	See Chatham Town Centre Masterplan
Strood Railway Station	B	See Strood Town Centre Masterplan
Gillingham Railway Station	C	50
Rochester Railway Station	D	50
Rainham Railway Station	E	35
Cuxton Railway Station	F	35
Halling Railway Station	G	35
High frequency bus corridor	H	35

The zones are defined as circular zones ‘as the crow flies’; this is considered to be appropriate, given the potential for increased permeability, allowing for more safe and convenient walking routes to access public transport.

The minimum density standards reflect the context, accessibility and potential of different areas. This has also been informed by masterplans commissioned to support the new Local Plan.

The density proposed in the Strood Town Centre Masterplan is approximately 100 dwellings per hectare across the residential-led sites. However, a range of residential typologies and indicative densities is proposed, including mews housing, town houses, maisonettes and mixed use apartment blocks. The residential typologies provide a useful reference for other urban areas in Medway. The masterplan is not intended to be prescriptive, however the principle of providing a range of housing types, in a way that responds to the surrounding context, is considered to be important to support a mixed and diverse community.

The Chatham Town Centre Masterplan indicates a range of building heights across residential-led sites. Reference to the residential typologies set out in the Strood Town Centre Masterplan suggests that 1 to 5 storey buildings would be commensurate with a linear apartment block at 100 to 150 dwellings per hectare, while 11 to 15 storey buildings would exceed the highest density types at 200+ dwellings per hectare. Similarly, the masterplan is not intended to be prescriptive, however the principle of providing a range of housing types, in a way that responds to the surrounding context, is considered to be important to support a mixed and diverse community.

The Gillingham Town Centre Masterplan took a different approach in identifying the potential for residential development. Three sites were identified and considered to be representative of the range of sites across the town centre. The masterplan did not propose a minimum density standard. However, a minimum density standard of 50 dwellings per hectare is appropriate, given the area within Accessibility Zone C and the residential typologies set out in the Strood Town Centre Masterplan.

There are relatively fewer opportunities for growth in Rochester. However, a minimum density standard of 50 dwellings per hectare is appropriate, given the area within Accessibility Zone D and the residential typologies set out in the Strood Town Centre Masterplan. This is a restrained approach, given Rochester’s heritage and the limited capacity of the transport network.

There are common misconceptions about density, however research has demonstrated how higher densities can also be achieved in a suburban setting and this is of relevance beyond Medway’s



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central areas. The 'Sustainable Suburbia' study provides a blueprint for a walkable garden suburb by reconciling the aspirations and qualities of suburban housing with the communal benefits of higher densities. Through a combination of house types and layouts, the study identifies a range of densities from detached houses at 35 dph to mews layouts at 75 dph and non-family accommodation in three of four storey flats at 150dph.<sup>3</sup> Accessibility zones E to H reflect the detached house typology, however higher densities are encouraged, subject to design quality. All new housing developments outside of the accessibility zones would be expected to deliver 35 dph.

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<sup>3</sup> <http://www.sustainable suburbia.co.uk/?LMCL=T2ZZ9b>

## **Appendix 10 – Windfall assessment**

## Appendix 10 Windfall Assessment

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### 5. National policy and guidance

In the council's monitoring of development sites, windfalls comprise sites with planning permission which have not been allocated for development in the adopted Local Plan or identified in a planning document. Garden land development is excluded from the council's monitoring of windfalls.

However, the definition of a windfall site has changed since the publication of the revised National Planning Policy Framework (NPPF).

Windfall sites were originally defined as:

*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.<sup>4</sup>*

The revised NPPF defines windfall sites as

*Sites not specifically identified in the development plan.<sup>5</sup>*

Apart from Local Plan allocations, the revised definition implies that sites identified in the Strategic Land Availability Assessment (SLAA) can be considered as potential windfalls.

At paragraph 70, the revised NPPF states that:

*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.<sup>6</sup>*

The Planning Practice Guidance sets out a methodology which involves a Windfall Assessment at Stage 3 to determine the housing potential of windfall sites. Specifically:

*A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework.*

*Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 of the National Planning Policy Framework).<sup>7</sup>*

The Windfall Assessment will justify a windfall allowance in years 6 to 15 with regard to paragraph 70 of the NPPF.

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<sup>4</sup> NPPF (2012), Glossary

<sup>5</sup> NPPF (2019), Glossary

<sup>6</sup> NPPF (2019), Paragraph 70

<sup>7</sup> PPG, Paragraph: 023 Reference ID: 3-023-20190722

## 6. Strategic Land Availability Assessment

The SLAA provides information on the range of sites available for development. However, it is for the development plan to allocate sites for development.<sup>8</sup>

The emerging development strategy emphasises the regeneration of urban centres and the expansion of Hoo St Werburgh, supported by the successful Housing Infrastructure Fund bid.

Monitoring of windfall development to date has excluded all SLAA sites, in line with the definition of a windfall site in the original NPPF. The revised definition however demonstrates a potential supply of windfalls with the potential to deliver up to five new homes.

Stage 1 of the SLAA requires the identification of sites and broad locations capable of delivering five or more homes. This minimum threshold has been applied in the SLAA, in which some 80 sites were excluded due to their limited capacity of one to four homes. Subject to their suitability for development, these sites could accommodate between 80 to 320 homes. This is indicative only; clearly the SLAA cannot identify all potential sites with the potential to deliver up to five new homes.

## 7. Historic windfall delivery

Analysis of historic windfall delivery will inform the windfall allowance. Monitoring of windfall completions in the last five years is shown in Table 1.

**Table 1: Net housing completions, 2014/15 to 2018/19**

Year	Total net housing completions	Delivered via windfalls	% delivered via windfalls
2014/15	483	78	16%
2015/16	553	131	24%
2016/17	642	232	36%
2017/18	680	154	23%
2018/19	647	177	27%
<i>Total</i>	3,005	772	26%

*Data source: Planning Service, Medway Council*

Windfall developments have provided a continuous supply of new housing, with over one quarter of total net housing completions delivered through windfalls in the last five years, however this has fluctuated annually. This will inevitably occur due to the unexpected way in which sites come forward for development.

It is acknowledged that the more recent delivery of windfall sites is likely to be overstated due to the age of the current Local Plan, with sites allocated for development in 2003 increasingly built out over time.

Given the scale of Medway's housing needs, the majority of large sites are likely to be allocated in the new Local Plan. It follows that small and medium sites are more likely to provide a reliable source of windfalls in future. Table 2 compares small and large windfall completions for the last 10 years.

<sup>8</sup> PPG, Paragraph: 001 Reference ID: 3-001-2019072

*Medway Strategic Land Availability Assessment (SLAA)  
2019*

**Table 2: Windfall completions, 2008/09 to 2018/19**

Year	Small windfall completions (1 to 4 homes)	Large windfall completions (5+ homes)	Total
2009/10	63	244	307
2010/11	89	171	260
2011/12	42	149	191
2012/13	59	141	200
2013/14	39	127	166
2014/15	45	33	78
2015/16	77	54	131
2016/17	89	143	232
2017/18	62	92	154
2018/19	88	89	177
<i>Total</i>	<i>653</i>	<i>1,243</i>	<i>1,896</i>
<i>Average (Mean)</i>	<i>65</i>	<i>124</i>	<i>190</i>
<i>Statistical range</i>	<i>50</i>	<i>211</i>	

*Data includes Previously Developed Land and greenfield completions*

*Data excludes sites which were previously identified in the SLAA and garden land development*

*Data source: Planning Service, Medway Council*

Table 2 shows that the data for large windfall completions is more dispersed, indicating that small windfall completions have provided a more reliable supply of new homes.

Small windfalls have delivered almost as many new homes as large windfalls in the last 5 years. However, the potential for an unknown large windfall site could deliver a significant number of new homes and therefore large windfalls should not be discounted.

The average number of new homes completed through all windfall sites for the 10 year period is 190.

### **Smaller developments**

Smaller sites (i.e. less than 10 net homes) have and will continue to make a significant contribution towards meeting local housing need. In any one year, just 11 schemes of nine net homes each could deliver over half of the windfall allowance. The continuation of such developments elsewhere will comprise windfalls.

It is conceivable that the remaining windfall allowance could be delivered through an unknown large windfall site, particularly towards the end of the plan period or subsequent review periods as fewer allocated sites remain.

## **8. Expected future trends**

It is important to note that the historic windfall delivery followed the post-2008 recession; the Strategic Housing Market Assessment (2015) emphasised that the recession had marked impacts locally, while the return to pre-recession values has been slow.<sup>9</sup> The period of analysis therefore could reflect suppressed delivery rates and it is reasonable to expect a more favourable market conditions in future.

The council is committed to the regeneration agenda and this is set out in the 'Medway 2035' Regeneration Strategy. Further opportunities to deliver new homes will arise during the plan period, such as estate renewal programmes, the continuation of permitted development rights and planning policy to encourage the conversion of underutilised upper floor commercial floorspace to residential use.

Opportunity sites have been identified in the urban and waterfront areas; the availability status of these sites is less certain, having been identified through the town centre masterplans. However, the town centre masterplan for Gillingham did not set out to identify new sites; rather, the development potential of three sites was taken as indicative of similar sites in the town centre.

Urban areas of Gillingham and suburban areas and rural settlements across Medway are therefore more likely to provide a source of windfalls.

The emerging development strategy emphasises the regeneration of urban centres and the expansion of Hoo St Werburgh.

## **9. Conclusion**

The windfall allowance is based on evidence from the SLAA, historic windfall delivery and expected future trends.

An annual windfall allowance of 190 has been projected in years 6 to 15, amounting to 1,900 new homes, representing 7 per cent of local housing need over the plan period. Windfalls are expected to be predominantly delivered in suburban areas and rural settlements across Medway and in urban areas of Gillingham.

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<sup>9</sup> GVA (2015) – paras 1.4, 1.20

# **Appendix 11 – Overcoming constraints methodology**

## Appendix 11 Overcoming Constraints

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The Medway SLAA, 2019 has been prepared as an iteration of the assessment last published in 2018. The SLAA 2018 did not identify sufficient land to meet the area's projected development needs over the plan period. The Council therefore sought to identify the potential for further development land, either through new sites, or reviewing the capacity or use of sites meeting the SLAA criteria.

As many potential sites were rejected in the 2018 SLAA as not being suitable, available and/or achievable, an important strand of work was to consider if identified constraints could be overcome. The Council invited site promoters in 2018 to provide further information about their sites, including constraints, and if the site was capable of mitigation. Planning officers also sought technical advice from internal services, including flood risk, heritage and landscape officers, to consider if constraints identified in the 2018 SLAA could be overcome.

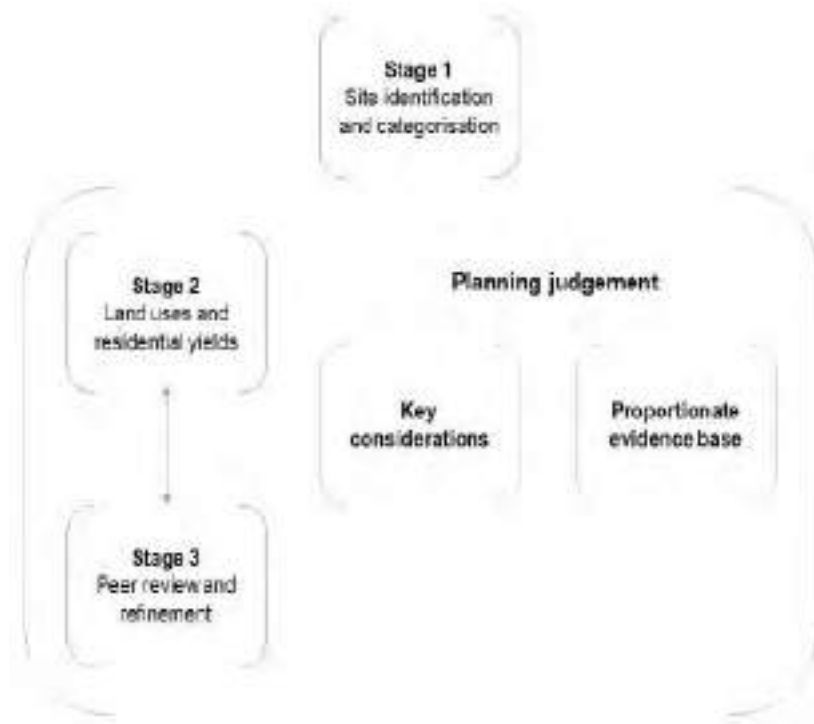
In addition, the Council used its ongoing work on the Local Plan evidence base and wider corporate regeneration and development initiatives to update the assessments. The 2018 SLAA identified constraints on the transport network and potential environmental impacts as grounds for finding potential development sites on the Hoo Peninsula unsuitable. In March 2019, the council submitted a major bid to Homes England for infrastructure funding. The success of the Housing Infrastructure Fund bid for £170m of investment in strategic transport and environmental measures provides for mitigation for a number of sites on the Hoo Peninsula. This was an important source of evidence in producing the 2019 SLAA update, and has provided for increased potential land supply.

As a major urban area, the Council also sought further opportunities to bring forward more development in town centres. It commissioned town centre masterplans for Strood, Chatham and Gillingham. These studies showed both potential for delivering growth and support for regeneration in these areas. There have also been increased signs of market interest and confidence in the urban regeneration sites, led by the Council's Medway Development Company, which is building out sites in Chatham and Gillingham. The Council has received increased interest in development in urban centres since the 2018 SLAA. The process of preparing the town centre masterplans included stakeholder workshops, involving developer interests, and follow up work in soft market testing. The Viability Assessment for the draft Local Plan is also providing further evidence of the development potential and market in these locations.

Figure 1 shows the three broad stages in the overcoming constraints process.



Figure 1: Overcoming constraints



A description of work undertaken for each stage is set out below.

#### **Stage 1: Site identification and categorisation**

The site identification stage comprised the development of a comprehensive list of all sites in a Geographic Information Systems (GIS) layer. Sites were identified from the following sources:

- unimplemented Medway Local Plan 2003 site allocations (as at March 2019);
- unimplemented planning permissions (as at March 2019);
- all sites assessed in the SLAA;
- sites submitted in response to the Regulation 18 'Development Strategy' consultation; and
- sites identified through ongoing town centre masterplanning work.

Numerous duplicate sites were identified and removed from the assessment.

The GIS attribute data enabled a high-level categorisation of all sites:

- Grade A comprised sites with unimplemented planning permission as at March 2019. The principle of development on these sites has been established.
- Grade B comprised sites deemed 'suitable', 'available' and 'achievable' in the SLAA.
- Grade C comprised sites deemed 'available' in the SLAA or subject to a current planning application.

**Stage 2: Land uses and residential yields**

Sites intended to accommodate Medway's employment land need were identified with reference to the Employment Land Needs Assessment (2016) and the development pipeline set out in the Authority Monitoring Report (2018/19).

Sites intended to accommodate new schools were identified through collaborative working with the relevant council officers.

Information submitted to the council in response to the SLAA or previous Local Plan consultations provided an indication as to what the market considered the site to be capable of delivering. The respective residential yields were subject to testing in order to ensure the most efficient use of land. Where this information was unavailable, the potential residential yields were based on the minimum density standards. The net site area was considered to be 60% of the gross site area.

The potential to join adjacent sites or sites in very close proximity was assessed prior to removing sites which were not capable of delivering five or more dwellings, in line with the residential threshold recommended in the PPG (Paragraph: 009 Reference ID: 3-009-20190722, Revision date: 22 07 2019).

**Stage 3: Peer review and refinement**

Internal workshops with council officers provided an opportunity to consider the site-level opportunities and constraints, informed by the evidence base. This enabled a further categorisation of all sites as follows:

- 1 – The principle of development has been established.
- 2 – The site is capable of being mitigated.
- 3 – The site is not capable of being mitigated. State reason for exclusion with reference to the evidence base.

The sites identified as 'meeting the SLAA criteria' are considered to have potential to meet the proposed vision and the strategic objectives of the emerging Local Plan.

Such sites will be subject to ongoing assessment and refinement in response to the emerging evidence base and sustainability appraisal of the new Local Plan.

## **Appendix 12 - Sites permitted and under construction**

## Sites permitted and under construction (as at 31 March 2019)

Site Name	Site Ref
89 Ingram Road, Gillingham	3
RSME Kitchener Barracks, Brompton	33
Chatham Historic Dockyard	104
East of Gillingham Golf Course	164
Petham Green Twydall	193
Borough Road, Gillingham	219
Dormers, 3 Upper Luton Road, Chatham	248
443 Former Military Site, Lower Upnor	443
9 Cross Street Chatham	462
Mid Kent College, Horsted, Maidstone Road	470
Land at St Mary's Island Maritime Way, Chatham	472
Safety Bay House, Warwick Crescent, Rochester	486
Land rear of 7-13 New Road CHATHAM	493
Victory Pier, Pier Road, Gillingham	511
Rochester Riverside	515
Southern Water Site, Capstone Road, Chatham	524
389 High Street CHATHAM	530
94-100 High Street, Chatham	532
22-26 Victoria Street, Rochester	537
85 Church Street GILLINGHAM	547
South Thames Regional Health Authority Land	564
Fort Horsted, Primrose Close, Chatham	570
Colonial House	632
Walnut Tree Farm, 155 Lower Rainham Road, Rainham	604
Land South of Kent Terrace, Canterbury Lane, Rainham	655
82 Jeffery Street, Gillingham	663
Alexander Garage & 3 Old Road, Chatham	666
Between 142 & 152 Luton Road, Chatham	680

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***

## Sites permitted and under construction (as at 31 March 2019)

Site Name	Site Ref
Temple Waterfront, Roman Way, Strood	685
Hempstead Valley Shopping Centre	691
Ex Service Stn, adj 86 Corporation Street, Rochester	700
LIFT site, 551-555 Canterbury Street, Gillingham	707
Land rear of former St Matthews School, Borstal	708
North side of Commissioners Road	711
Land to east of Chattenden Lane	713
10-40 Corporation Street, Rochester	728
Land North East of Kingsnorth Industrial Estate	730
46-86 Corporation Street, Rochester	731
Former Uniwoi, Fleet House, Upnor Road, Lower Upnor	736
BAE Sports & Social Club, Bells Lane, Hoo	751
Bakers Field, Station Road, Rainham	775
Land at Capstone Valley, Darland Farm	783b
East of the Old Orchard, Merry Boys Road	789
Street Farmyard, Stoke Road, Hoo St Werburgh	795
High View Farm, Lordswood Lane	803
East side of Vicarage Lane, Hoo	815
Meeting Hall, Queens Road, Gillingham	816
Berengrave Nusery, Rainham	817
Machine Shop 8 Chatham Maritime	821
Land East of Otterham Quay Lane, Rainham	825
Medway Bridge Marina, Manor Lane, Rochester	829
Walnut Tree Farm, r/o Longfield Ave, High Halstow	835
Land south of View Road, Cliffe Woods	848
Retail Core (High St, Jeffrey St, King St) Gillingham	875
208 Canterbury Street Gillingham	878
R/O 73,75-77 High Street, Rochester	880

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)' See 'Authority Monitoring Report (2019)' for details of number and phasing***

**Sites permitted and under construction (as at 31 March 2019)**

<b>Site Name</b>	<b>Site Ref</b>
Bridgeside Warwick Crescent, Rochester	914
5 Otway Terrace Chatham	915
Adjacent to Bus Station Medway Street Chatham - now merged with SLAA site 983	984
Mackays Lordswood Industrial Estate	1033
R/O Whitehouse Farm, Stoke Road, Hoo	1043
East of Whitehouse Farm, Hoo	1044
Land at 54 Beacon Road, Chatham	1048
R/O Oastview, East of Mierscourt Road, Rainham	1058
North Mortimers Avenue, west Town Road	1069
51 Cuxton Road, Strood	1099
Greatfield Lodge, Darnley Road, Strood	1100
Cooling Road, High Halstow	1103
Chatham Driving Range	1114
Golf course adj to Kingsmead Park, Allhallows	1127
Land at Elm Avenue, Chattenden	1131
Lennox Wood, Petham Green, Twydall	1136
263-267 High Street Chatham	1138
330 High Street Chatham	1139
153-155 High Street Chatham	1140
75-81 High Street Strood	1142
Former Chatham Port, Pier Road, Gillingham	1143
Wyles Road, Chatham	1144
Royal Sovereign House, Chatham Maritime	1146
Port Werburgh, Vicarage Lane, Hoo	1150
The Windmill, Ratcliffe Highway Hoo	1151
JCB Medway, Gillingham Business Park Rainham	1154
13-15 Borough Road, Gillingham MLP Allocated Site	1156
Land South of Stoke Road, Hoo	1174

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)'  
See 'Authority Monitoring Report (2019)' for details of number and phasing***

## Sites permitted and under construction (as at 31 March 2019)

Site Name	Site Ref
Britton Farm, Gillingham	1183
Plot 1, Anthony's Way, Medway City Estate	1187
Redvers Centre, Glencoe Road, Chatham	1194
Former United Services, 27 Arden Street, Gillingham	1195
The Fox 124 Ordnance Terrace Chatham	1196
Livingstone Arms 239 Gillingham Road GILLINGHAM	1197
Newton Close Resource Centre Sultan Road Lordswood	1198
Trafalgar Maid 2 Warner Street Chatham	1200
205-217 New Road Chatham	1201
259-261 High Street ROCHESTER	1202
Land south of Stoke Road Hoo	1203
11-17 High Street Strood	1204
Land at 185 Walderslade Road Walderslade	1205
13-17 Church Street Chatham	1206
The Yard 1A Milton Road Gillingham	1207
Binney Farm	1210
56-58 Balmoral Road Gillingham	1227
Yeoman House Princes Street Rochester	1228
Rookery Lodge, Thatchers Lane, Cliffe	1229
St Paulinus Church Manor Street Brompton	1231
21 Berengrave Lane, Rainham	1234
149-151 High Street, Chatham	1235
7 The Brook, Chatham	1236
3 High Street, Gillingham	1237
90-92 Station Road, Rainham	1239
The Evening Star 128 Church Street Cliffe	1241
78 John Street, Rochester	1242
71 Rochester Road Cuxton	1243

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)'  
See 'Authority Monitoring Report (2019)' for details of number and phasing***

**Sites permitted and under construction (as at 31 March 2019)**

<b>Site Name</b>	<b>Site Ref</b>
41 Barnsole Road Gillingham	1244
Adj 186 Laburnum Road Strood	1246
2 and 4 Laburnum Road Strood	1247
The Bridge Wardens The Tideway Rochester	1249
Highway House, 195 New Road, Chatham	1325
224-228 Nelson Road, Gillingham	1326
12 New Road Avenue, Chatham	1327
346a High Street, Chatham	1329
21-23 New Road, Chatham	1330
9-11 The Brook, Chatham	1332
75 Shanklin Close, Chatham	1341

***This table must be read in conjunction with 'Medway Strategic Land Availability Assessment (2019)'  
See 'Authority Monitoring Report (2019)' for details of number and phasing***