

**Medway Strategic Land Availability Assessment  
Main Report**

**November 2015**

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## 1 Executive Summary

### Context

- 1.1 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.
- 1.2 In assessing the supply of potential development sites the SLAA must consider if land is 'suitable' for development, 'available' and 'deliverable'. 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 deliverable if it is financially viable to develop.
- 1.3 The SLAA is required for two reasons. Firstly, it is a key piece of evidence that will inform the preparation of the new Local Plan. Secondly, it provides data to inform the calculation of the Council's Five-Year Housing Land Supply position, which is set out annually in the Authority Monitoring Report.
- 1.4 Whilst the SLAA indicates the Council's initial assessment as to whether a site is free of constraints 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.

### Medway SLAA

- 1.5 Given that Medway is at a relatively early stage in the Plan making process the preparation of the SLAA is an important part of the evidence base of the emerging Plan.
- 1.6 As such, the Council has sought to undertake a robust and comprehensive assessment the suitability, availability and deliverability of potential development sites in Medway. The assessment process has comprised the following stages:
  - Identification of potential development sites in Medway through a desktop review and a 'Call for Sites';
  - An estimation of how much housing potential development sites might accommodate if developed;
  - An assessment of whether sites are subject to development constraints that might make them unsuitable for development;
  - An assessment of whether sites are available for developmentFull details of the methodology that has been employed at each of these assessment stages is set out in this report.
- 1.7 The assessment that has been undertaken has identified a total of 425 potential development sites in Medway. Of these 336 sites have been assessed as being unsuitable for development. A total of 89 sites have been identified as

being suitable for accommodating housing development, with an approximate capacity of 12,708 units, of which 11,381 do not currently benefit from an extant permission (although 5000 of these units are accommodated on the Lodge Hill site). These findings will be fed into the calculation of housing land supply in Medway for 2015/16.

#### Five-Year Land Supply

- 1.8 National policy requires that the Council identify 5 years supply of housing land at all times. Until such time as the Council has identified enough suitable land to meet its housing requirements, the guidance requires that the Council continue to review land within its boundary to identify sufficient supply of suitable housing land.
- 1.9 Whilst the Council has still to confirm the housing land supply calculation for 2014/15, to be published as part of the Authority Monitoring Report in December 2015, it is acknowledged that further suitable land will need to be identified to meet the Council housing requirements.
- 1.10 As such, in accordance with the SLAA guidance, it is anticipated that an update to the SLAA will be undertaken identify further suitable land for housing. The SLAA methodology has been designed to allow for this review to be undertaken quickly, objectively and robustly, informed by the public engagement that will be undertaken as part of the Issues and Options consultation that is being undertaken in January and February 2016.
- 1.11 It is anticipated that the robust process will focus upon reviewing how constraints identified through the suitability assessment can be overcome and resolved. Further detail for the programme for this review will be published in due course following further liaison with Members.
- 1.12 The Council welcomes any further input from landowners or developers to assist in the updating of the SLAA, particularly where detail can be provided about the deliverability of sites and the resolution of identified constraints.
- 1.13 It is anticipated that the updated SLAA will feed into the 2015/16 AMR calculation of housing land supply.

## 2 Introduction

### Background

- 2.1 Every Local Planning Authority must produce a Strategic Land Availability Assessment (SLAA) to demonstrate the availability of potential development sites within their administrative boundary.
- 2.2 The need to undertake a SLAA is set out in the National Planning Framework (NPPF) para 159. This is supported by guidance called Planning Practice Guidance (PPG). The key requirements of the SLAA are to:
- 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).
- 2.3 There are some key points that should be acknowledged with reference to this document:
- **The SLAA does not allocate land for development.** It simply identifies sites 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 decision regarding where development should be located in the future will be made through Local Plans (including Sustainability Appraisal), and through the development management process when determining planning applications;
  - Inclusion of a site in the SLAA does not indicate that the development of the land is necessarily supported by the council or that it would be granted planning permission, or taken forward in policies;
  - The SLAA is based on the information available (supplied and researched) at the time. It is, in effect, a 'snapshot' of the capacity at that point (31<sup>st</sup> March 2015). Therefore the assessment and conclusions about sites may be subject to change over time, for example site boundaries, constraints may be overcome/mitigated or additional constraints identified, likely development timescales may change, and site capacity or densities may change.
  - The SLAA provides background evidence on the potential availability of land in Medway for development and the choices available for delivering development.

## **Methodology**

- 2.4 The most up to date guidance for the preparation of SLAA is provided in the PPG (“the Guidance”), which was published in final form in March 2014. The Guidance largely follows the earlier Strategic Housing Land Availability Assessment: Practice Guidance (CLG, 2007) but provides further clarity on the use of windfalls and the approach to meeting any ‘backlog’ in housing delivery within the first five years.
- 2.5 The Guidance sets out a proposed methodology, breaking the process down into five stages with detail about what is expected in each stage, as set out Appendix 1. The specifics of the methodology are discussed in detail under Section 2.
- 2.6 This version of the SLAA deals only with Stage 1, Site Identification, and Stage 2, Site Assessment, of the PPG methodology. Stage 3 to 5, which deal with the calculation of five year housing land supply, will be addressed through the 2014/15 Authority Monitoring Report (AMR) which is published in December 2015.

## **Five Year Land Supply**

- 2.7 This version of the SLAA does not set out the Council position in respect of Five-Year Land Supply. As noted above the Five Year Land Supply calculation will be published as part of the 2014/15 AMR in December 2015.

## **Local Plan Process**

- 2.8 The SLAA will form part of the evidence base for Local Plan. Through the Local Plan process consideration will need to be given to whether available sites that are currently identified as unsuitable, can overcome identified constraints to be made suitable, having regard to a new spatial strategy for Medway.

## **Duty to Cooperate**

- 2.9 The Guidance requires that Local Planning Authorities should work with neighbouring authorities within their housing market area in preparing and reviewing the SLAA. To this end the Council has liaised with its neighbouring authorities, outlining the methodology that has been employed and considering specific cross boundary issues such as:
- The availability of services and facilities in their areas;
  - Environmental constraints in their areas (for example the Newington Air Quality Management Area in Swale Borough).

- 2.10 No methodological objections have been raised at this stage. The Council intends to continue to liaise with neighbouring authorities as further reviews of the SLAA are undertaken.



### 3 Site Identification

#### Scope of the Assessment

- 3.1 In defining the purpose of the SLAA, the Guidance states:

*“An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.” (Reference ID: 3-001-20140306)*

- 3.2 The SLAA must therefore assess all ‘available land’ for its suitability for both housing and economic development uses.

#### Assessment Area

- 3.3 The assessment area is the Medway Council administrative boundary.

#### Site Size

- 3.4 The guidance defined the site size for which SLAA assessments were to be undertaken:

*‘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.*

*The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m<sup>2</sup> of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.’*

- 3.5 As a result the ‘Call for Sites’ undertaken in Spring 2014 requested sites to be either 0.15ha and larger or have the potential to deliver 5 or more dwellings. This was to capture a full range of sites across Medway and to best reflect the urban nature of the district with smaller Brownfield regeneration sites.

#### Desktop Review

- 3.6 In order to identify as wide a range of sites as possible, a comprehensive desktop review of information sources was undertaken:
- The extant Local Plan and Development Briefs were reviewed to identify sites or allocations without Planning Permission;
  - The Planning Department records were reviewed to identify Planning Applications that have been refused, withdrawn or lapsed;

- Liaison with other Council services was undertaken to identify vacant or under utilised land in Local Authority ownership (for example school sites, highways land or open space);

### **Call for Sites**

3.7 In addition to the Desktop review the Council undertook a 'Call for Sites', this ran between Friday 14<sup>th</sup> March and Friday 9<sup>th</sup> May 2014. This was publicised through the following methods:

- Public Notice in the Medway Messenger
- Public Notice in Libraries
- Council Website
- Formal invitations to participate (Post and email)
- Internal liaison with other Council Services

3.8 The distribution list for the mail shot included:

- Statutory Consultees
- Other Local Authorities
- Parish Councils
- Gypsy and Travelers Organisations
- Stakeholder/Community Organisations
- Local Agents/Landowners/Developers (Planning Department Contacts Database)
- Interested residents (Planning Policy Consultation Database)

3.9 In responding to the Call for Sites promoters were required to complete a submission template which sought key details in respect of their sites including:

- Site Location
- Site Size
- Ownership Details
- Planning History
- Development Status
- Current Use & Proposed Use
- Physical and Environmental Constraints
- Utilities Constraints
- Estimated Development Potential and Phasing

### **Village and Urban Boundary Review**

3.10 Officers are undertaking a review of Village and Urban Boundaries in support of the Local Plan process. It is anticipated that this will identify further sites that will be assessed during the next iteration of the SLAA.

### **Planning Status**

- 3.11 As one might expect the sites identified were at different stages of the planning process. To ensure a consistent approach to the SLAA assessment process, and consistency with the Authority Monitoring Report procedures, regard was had to the status of sites as at 31<sup>st</sup> March 2015.
- 3.12 Sites which were under construction at 31<sup>st</sup> March 2015 were excluded from the SLAA assessment process altogether. Sites that had an extant planning permission at 31st March 2015 were included in the SLAA. For these sites the assessment was undertaken on the basis of the approved applications i.e. regard was had to the approved scale of development; regard was also had to any judgements that the Council had made in granting permission.

### **Summary**

- 3.13 In total 425 sites were identified through the Desktop Review and the Call for sites. These are listed at Appendix 2.

## **4 Site Assessment**

- 4.1 The identified development sites were then subject to an assessment of their development potential, suitability, availability and achievability. The following outlines the parameters of each stage of assessment.

### **Submission Review**

- 4.2 The first stage of the assessment process comprised a review of the completed templates that had been submitted by promoters of sites in response of the 2014 Call for Sites. Officers undertook an initial verification of the information, mapping sites and recording data on the Council database.

### **Site Surveys**

- 4.3 The second stage of the sites assessment process comprised site surveys. The purpose of the survey was to gain further information on the sites, particularly with regard to the sites physical characteristics and how it related to the surrounding area. The surveys were undertaken jointly by Policy and Development Management officers. An example of the site survey form is attached at Appendix 3.

### **Development Potential**

- 4.4 The Guidance (Reference ID: 3-017-20140306) advises that an estimation of the development potential of each identified site should be undertaken and guided by the existing or emerging plan policy including locally determined policies on density.
- 4.5 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.
- 4.6 Medway Council does not currently possess a policy on density. Therefore it was necessary to estimate development potential. A two-stage methodology was used to estimate development potential, this is set out below.
- 4.7 The calculation of identified sites development potential has comprised a two-stage process, first applying a typical site density, and then considering any supplementary site-specific information.

#### Stage 1 –Typical Densities

- 4.8 This has been informed by reviewing recent local planning permissions, to reach a realistic understanding of densities that are being achieved in Medway and Kent. The analysis assessed gross site size and the number of units permitted to calculate a gross density. Only permissions granted after 1<sup>st</sup> April

2012 have been considered on the basis that these will be broadly NPPF compliant. Details of the planning permissions reviewed are set out at Appendix 4.

- 4.9 However recognising that development densities are determined by the particular characteristics of a site, our analysis has been refined further by considering:

- Site location (urban or suburban/rural)

Recognising that the density achieved on a site will be dependent upon the character and appearance of the surrounding area, our analysis sought to identify typical densities for urban and suburban/rural areas.

Urban and suburban/rural areas have been defined with regard to proximity to public transport opportunities. Those areas within 400m of high frequency bus stop have been defined as urban, all other areas have been defined as suburban/rural.

Defining the urban area with regard to access to high frequency bus stops, is effectively a simple 'Public Transport Accessibility Level' (PTAL) rating system. PTAL rating are used throughout the UK, notably in London, for planning purposes and as such this approach was considered applicable in this instance.

- Site size (small, medium or large)

Alongside site location, site size also tends to have implications for the densities achievable. This is because larger sites tend to deliver infrastructure and/or open space which reduce gross densities. Having regard to a range of sites that had been identified, sites were categorised as follows:

- Small > 1 ha
- Medium < 1ha >5ha
- Large <5ha

Having undertaken this analysis the typical densities that have been identified are summarised in the table below.

|                       | <b>Small</b> | <b>Medium</b> | <b>Large</b> |
|-----------------------|--------------|---------------|--------------|
| <b>Urban</b>          | 42 dph       | 54 dph        | 24 dph       |
| <b>Suburban/Rural</b> | 11 dph       | 29 dph        |              |

#### Stage 2 – Site Specific Information

- 4.10 The typical densities were then applied to the identified sites, having regard to the site's location and size. The typical densities calculation was then reviewed

against any supplementary information that might be available for the development potential of individual sites. This information included:

- Figures from extant and lapsed planning permissions;
- Land owner/agent development potential estimates (provided on the site forms);
- Established estimates from previous versions of the SLAA; and
- Estimates from Development Briefs.

4.11 Where typical density calculations and site-specific information conflicted, officer judgement was used to estimate an appropriate site development potential, having regard to their knowledge and understanding of the site in question.

4.12 It is anticipated that as the Local Plan progresses the Council will be able to identify preferred density standards, reflective of the Council's preferred spatial strategy for the area. The SLAA review will have regard to these preferred density standards and development potential figures will be reviewed as necessary.

#### Development Potential – Economic Development

4.13 *The development potential of sites for economic development uses (i.e. employment uses) has been calculated by applying a simple 'plot ratio' to the gross site area.*

4.14 Drawing upon their knowledge of the Medway employment land market, consultants GVA Bilfinger, who have been commissioned to prepare the Strategic Housing and Economic Needs Assessment (SHENA), advised that the following plot ratios (Site Area:Floorspace) are appropriate assumptions for the purposes of the SLAA:

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

#### **Suitability**

4.15 Suitability can be best understood as whether a site is free from identified development constraints. Suitability does not mean that development will be acceptable on a site, or that a site is supported by the Council.

4.16 Having regard to this guidance, the SLAA undertook a two stage assessment suitability, comprising:

- Stage 1 - Screening
- Stage 2 – Detailed Assessment

Details of the methodology for these assessment stages are set out below.

#### Stage 1 – Screening

4.17 The first comprised a high level screening to identify the sites that are unsuitable as a consequence of ‘restrictive’ designations, as identified at paragraph 14 of the National Planning Policy Framework (NPPF) which sets out the ‘Presumption in Favour of Sustainable Development’

4.18 Paragraph 14 notes that the Presumption should apply unless “*specific policies in this Framework indicate development should be restricted*”. Footnote 9 explains that these restrictive policies include:

*“...sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.”*

4.19 Sites were excluded from further assessment if they were constrained by one or more of the following restrictive designations that are present in Medway:

- North Downs Woodlands SAC
- South Thames Estuary and Marshes SPA, Ramsar & SSSI
- Medway Estuary and Marshes SPA, Ramsar & SSSI
- Cobham Woods SSSI
- Northward Hill SSSI
- Dalham Farm SSSI
- Chattenden Woods and Lodge Hill SSSI
- Tower Hill to Cockham Wood SSSI
- Halling to Trottiscliffe Escarpment SSSI
- North Kent Downs AONB
- Flood Zone 3b Undeveloped Land

4.20 Whilst noted in Footnote 9, for the reasons set out below, it was concluded that the following designations should not apply at stage 1:

- *Flood Risk (previously developed land)*  
Whilst undeveloped land sitting within Flood Zone 3b was excluded at this stage, recent experience in Medway demonstrates that this level of flood risk can be mitigated on previously developed land. For example the Rochester Riverside site and St Mary’s Island have both benefited from strategic flood risk defences making them suitable for residential development. As such it was considered appropriate that previously developed land within Flood Zone 3b should be taken forward to the detailed assessment stage, to allow proper consideration to be given to opportunities for flood risk mitigation.
- *Designated Heritage Assets*

Sites that included designated heritage assets (such as Scheduled Ancient Monuments, Listed Buildings and Conservation Areas) were also taken forward to the detailed assessment stage to allow proper consideration of their impacts to be considered.

- *Green Belt*

Given the scale of development needs that Council must accommodate over the Plan Period, it was considered appropriate and robust that Green Belt land should be subject to detailed assessment at stage 2. However, whilst Green Belt land has been assessed at stage 2, this does not comprise a Green Belt Review. The Council intends to undertake a Green Belt review separately as part of the Local Plan evidence base; this will specifically consider whether land performs Green Belt functions and meets Green Belt purposes, rather than simply whether a site is suitable for development.

- *Local Green Space*

Local Green Space is a specific designation which is defined at paragraph 77 of the NPPF as a “green area [that] is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”. There are currently no Local Green Spaces designated within in Medway. Work on the new Medway Local Plan will assess the need for local green space and consider designations.

- 4.21 The stage 1 assessments were undertaken through a desktop GIS review. Where only parts of a site was subject to an intrinsic designation or land use, a view was taken as to whether the site could be divided so as not impact upon the designation, or whether the site should be excluded altogether.
- 4.22 It should be noted that whilst sites may have been excluded at Stage 1, that does not prevent land owners or developers seeking to progress the site through the planning application process.
- 4.23 The results of the Stage 1 Screening Assessment are presented at the table Appendix 5.
- 4.24 Sites that successfully passed through the screening stage were then subject to a detailed assessment stage to establish if they were suitable.

#### Stage 2 – Detailed Assessment

- 1.1 The Guidance identifies a number of factors that should be considered as part of an assessment of suitability:

- “Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;



- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.”*

4.25 Given that the Council is at an early stage in the Local Plan process it was decided that the detailed assessment stage should not seek to make any spatial strategy decision, as these would be more appropriately addressed through the Local Plan process.

4.26 Instead it was decided that, to best inform the preparation of the Local Plan the SLAA should comprise a high level, objective assessment of the physical and environmental characteristics of sites. Judgements in respect of the physical and environmental characteristics would be made in accordance with the NPPF.

4.27 To this end the Council designed a clearly defined and justified criteria based assessment. A simple traffic light (**Red Amber Green** Rating) methodology was designed to assess the following factors:

- Facilities & Services Accessibility
- Public Transport Accessibility
- Strategic Highway Network Accessibility
- Site Access
- Ecological Potential
- Designated Habitats
- Landscape
- Heritage
- Flood Risk
- Air Quality
- Noise
- Contamination
- Site Developability
- Amenity/Overlooking
- Agricultural Land
- Open Space
- Employment Land

4.28 For each of these criteria the traffic light judgements have been made on the following broad basis:

- Green = unconstrained
- Yellow = anticipated that constraints can be resolved
- Red = unresolvable constraints

- 4.29 As noted in the introduction it is envisaged that the criteria assessment will be reviewed and updated as the Local Plan progresses. As further information becomes available, and decisions are made in respect of the new spatial strategy, the judgements that have been made in respect of the various criteria will be updated.
- 4.30 The remainder of this section sets out why the criteria have been selected and how they have been assessed through the SLAA process.

#### Facilities and Services Accessibility

- 4.31 The NPPF requires facilities to be accessible to new developments, especially larger residential developments. Paragraph 38 of the NPPF thereby states:  
*“Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.”*
- 4.32 In light of this requirement it was considered appropriate that a simple, high level assessment of accessibility to services and facilities was undertaken as part of the detailed assessment stage.
- 4.33 We first identified a list of typical services that might be used by residents. We then categorised these within three distance categories:

#### **400m (5 minutes walk):**

- Food Shop
- Bus Stops
- Small Park (0-2ha)

#### **800m (10 minutes walk):**

- Children’s nursery or crèche
- Primary School
- Bar, pub or nightclub
- Post Office
- Shopping hub (5+)
- Leisure facilities
- Community centre, village hall, or other community buildings
- Place of worship
- Pharmacy
- Local park (2-8ha)

#### **2000m (cycling distance):**

- Train station
- GP Surgery

- Dentist
- Secondary school
- College/higher education
- Library
- District park
- District Centre (Strood, Rochester, Chatham, Gillingham and Rainham as defined in the 2003 Local Plan central area insets maps)
- Supermarket
- District Sports facility
- Established employment area (as defined in the 2003 Local Plan)
- Bank or ATM

4.34 To calculate an accessibility rating for each site, sites were assessed for the absence or presence of the facilities within the specified distance thresholds. The assessment recognised the best-served sites, where facilities were located within a lower distance threshold (i.e. where a facility was more accessible).

4.35 The assessment was undertaken using GIS mapping with regard had to physical barriers that might prevent access to facilities. The selection of services and facilities against which to rate levels of accessibility was informed by review of best practice and research on what represents sustainable development. The list is not definitive but the range of services reflects hierarchies of centres with a typical offer to meet community needs. An accessibility ranking was calculated for each site.

4.36 The methodology recognised that large-scale developments generally incorporate the delivery of new services to meet the needs of residents moving to the area. The assessment of large sites (over 500 dwellings) included an allowance for mixed-use development, providing new services.

| RAG Rating | Assessment      | Detail         |
|------------|-----------------|----------------|
| Red        | Poor Access     | 0-24 points    |
| Amber      | Adequate Access | 25 – 33 points |
| Green      | Good Access     | 34 – 43 points |

4.37 Whilst there is a degree of subjectivity about how the accessibility methodology has been designed, given that the scoring system has been consistently applied to all sites, the assessment has been made as objective as possible. In further updates to the SLAA, the council will consider any additional information that may be provided on mixed use developments to determine sustainability criteria.

#### Public Transport Accessibility

4.38 The NPPF explicitly seeks to promote the use of sustainable transport, stating at paragraph 29: *“The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.”* Paragraph 34 goes on to state: *“Plans and decisions should ensure*

*developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.”*

- 4.39 In light of this requirement it was considered appropriate that a simple, high level assessment of accessibility to public transport opportunities was undertaken as part of the detailed assessment stage.
- 4.40 To this end all the bus stops and train stations within Medway were mapped and then categorised them according to their frequency of services (considering average hourly service provision between 8am and 6pm):
- High frequency stop = Five or more services an hour
  - Moderate frequency stop = three or four services an hour
  - Low frequency stop = Less than three services an hour
- 4.41 Using GIS a 400m catchment was drawn around the bus stops and an 800m catchment around the train stations. Sites were then assessed to establish if the fell within a high, moderate or low service frequency catchment.

| RAG Rating | Assessment                   | Detail                                  |
|------------|------------------------------|---|
| Red        | Low Frequency Catchment      | Access to less than 3 services an hour  |
| Amber      | Moderate Frequency Catchment | Access to 3 or 4 services an hour       |
| Green      | High Frequency Catchment     | Access to five or more services an hour |

#### Highway Network Capacity

- 4.42 Paragraph 32 of the NPPF requires that Transport Assessments be prepared in support of developments that generate significant amounts of movement with a view to understanding the impacts of developments on the transport network. Paragraph 32 goes on to state that Plans and decisions should have regard to:

*“improvements can be undertaken within the transport network that effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*

- 4.43 Given these requirements, and given the existing constraints on the highway network in Medway it is appropriate that the SLAA assessment process considers the potential impacts of development upon the capacity and operation of the highway network.
- 4.44 However in the absence of a Transport Assessment for each site, such an assessment can only be undertaken at a high level. This means seeking to broadly understand the locations and scales of development that are

constrained by the highway network, and whether these constraints are potentially resolvable.

- 4.45 To this end a review of the 2010 strategic transport model assessment was undertaken, supplemented with technical input from Integrated Transport colleagues about current conditions on the network. Assessment of sites was thereby made on the following basis:

| RAG Rating | Assessment  | Details   |
|------------|---|---|
| Red        | Traffic generated by development of the site is likely to cause severe unresolvable impacts.                              |   |
| Amber      | Traffic generated by development of the site is likely to cause severe impacts, but that this is likely to be resolvable. | <p>Given that almost all of the main distributor routes through Medway are subject to congestion and capacity issues, severe impacts were anticipated for all sites over 50 units. Details of the potentially congestions issues affecting a site are noted on the site proforma.</p> <p>An assumption was made that impacts could be technically resolved one way or another. However this assumption requires further more detailed investigation to verify if it is sound.</p> |
| Green      | Traffic generated by development of the site is unlikely to cause severe impacts.   | All sites with development potential of less than 50 units were considered to fall within this category.  |

- 4.46 It must be emphasised that this assessment has been undertaken at a high level without the benefit of any site specific assessments or information. The comments are made to inform the SLAA process only and do not represent the Council's position regarding the capacity of the highway network and will not inform the development management or Local Plan process. It is anticipated that the new strategic transport model will be prepared in support of the Local Plan process. It is anticipated the SLAA will be updated accordingly upon completion of this new modelling work.

#### Site Access

- 4.47 Distinct from the capacity of the highway network, a key consideration in respect of the suitability of the site is whether a site has, or could have, an appropriate vehicular access. Clearly without a suitable vehicular access the site is unlikely to be able to accommodate development.

| RAG Rating | Assessment   |
|------------|--|
| Red        | The site does not have an existing designated vehicular access. It is considered unlikely that a suitable access could be created. |
| Amber      | It is likely a suitable vehicular access could be created.   |
| Green      | Site has an existing suitable vehicular access.  |

- 4.48 The assessment of sites vehicular access arrangements was undertaken, informed by the site survey and a review of the site plan and online mapping tools.
- 4.49 It should be noted that whilst an initial site assessment of vehicular access arrangements have been undertaken as part of this process, the suitability of any access arrangements would need to be further investigated through the Development Management Process in liaison with Integrated Transport.

#### Ecology

- 4.50 The NPPF requires net gains in biodiversity and seeks to halt the overall decline in biodiversity. The NPPF states that:

*“the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”*  
(paragraph 109, NPPF)

- 4.51 Given these requirements it is appropriate that the SLAA assessment process considers the potential impacts of development upon sites ecology. However in the absence of a phase 1 habitat survey only a very high level, cursory assessment can be undertaken.
- 4.52 The high level assessment of ecological potential was informed by the site survey, review of online mapping and a review of the local wildlife designations. Based on knowledge built up through detailed ecological assessments supporting planning applications, the council is aware that many urban and rural based sites in Medway have significant biodiversity interest. Therefore a cautious approach has been taken to assessing the ecological potential of sites, and noting the need for specific surveys to determine suitability and achievability of development. In considering the site at Lodge Hill, the council recognised the developers proposed a compensation and mitigation package to address impact on the features of the SSSI. However, as

this is a key matter to be considered through a Public Inquiry in 2016, an Amber rating was viewed appropriate.

| RAG Rating | Assessment  | Detail   |
|------------|---|--|
| Red        | The site is known to accommodate protected species and/or habitats.                               | Site is within, or partially within, a locally designated wildlife site. |
| Amber      | The presence or absence of protected species and/or habitats cannot be established at this stage. |  |
| Green      | The site is known not to accommodate any protected species and/or habitats.                       | Demonstrated by an up to date phase 1 habitat survey.                    |

#### Designated Habitats – National & International

- 4.53 Paragraph 113 of the NPPF states: *“Distinction should be made between the hierarchy of international, national and locally designated sites, so that protection commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks”.*
- 4.54 As explained in paragraph 4.19, sites that fall directly within an internationally or nationally designated habitat have been screened out at stage 1 of the suitability assessment process.
- 4.55 However it is recognised that even if a site does not fall directly within an internationally or nationally designated habitat, development nevertheless has the potential to have adverse impacts upon these areas. Furthermore consideration also needs to be given to the impact of development upon ancient woodland and also Marine Conservation Zones.
- 4.56 As such an assessment of the potential impacts of a site upon nationally or internationally designated habitats has been undertaken. Again in the absence of an ecological survey, only a cursory high level assessment has been possible.
- 4.57 To undertake this high level assessment use has been made of GIS to identify sites that are located in close proximity to a designated site or within a theoretical Impact Risk Zones (IRZ).
- 4.58 The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make an initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI according to the

particular sensitivities of the features for which it is notified and specify the types of development that have the potential to have adverse impacts.

- 4.59 Whilst the IRZ do not relate to the SPA or Ramsar designations, the SPA and Ramsar designations within Medway correspond with SSSI boundaries and in some instances share related features of interest. It is thereby considered sufficient, at this level of assessment, to use the IRZ as a proxy for indicating potential impacts upon the SPA and Ramsar.
- 4.60 With regard to the mitigation of potential impacts upon the designated habitats, it should be noted that a 'Strategic Access Management and Monitoring Strategy' has put in place by Medway Council. The Strategy sets out strategic measures to mitigate the likely significant effects of the development, individually or in combination with other developments, upon the SPA.

| RAG Rating | Assessment  | Detail  |
|------------|---|---|
| Red        | Development of the site is likely to have a detrimental impact upon internationally/nationally-designated habitats which is not considered resolvable.                    | Site has direct relationship with the designated site and its sensitive features. |
| Amber      | Development of the site is likely to impact upon internationally/nationally-designated habitats, but this impact is likely to be resolvable through strategic mitigation. | Site falls within an IRZ.   |
| Green      | Development of the site is not likely to impact upon internationally/nationally-designated habitats.  | Site fall outside of the IRZs.  |

#### Designated Habitats – Ancient Woodland

- 4.61 The NPPF also states at paragraph 118: *"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland"*.
- 4.62 Given this requirement consideration has also been given to the impact of the development of a site upon Ancient Woodlands, as part of the designated habitats assessment criteria.

| RAG Rating | Assessment   | Detail  |
|------------|--|---|
| Red        | Development of the site is likely to have a detrimental impact upon an Ancient Woodland. | The majority of the site include Ancient Woodland |
| Amber      | Development of the site may  | Part of the site includes                         |



|       |   |   |
|-------|---|---|
|       | have a detrimental impact upon an Ancient Woodland.                       | Ancient Woodland                              |
| Green | Development of the site is not likely to impact upon an Ancient Woodland. | No part of the site includes Ancient Woodland |

- 4.63 The assessment was undertaken using GIS mapping. The assessment forms part of the Designated habitats score, see proforma for details.

#### Landscape

- 4.64 The NPPF states at paragraph 109 that *“The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes”*.
- 4.65 In light of this requirement an assessment of the landscape value of a potential development site has been undertaken. In the absence of comprehensive site specific Landscape and Visual Impact Assessment, a high level assessment has been undertaken on the following basis:

| RAG Rating | Assessment  | Detail  |
|------------|---|---|
| Red        | Development is likely to have a detrimental impact upon locally valued landscapes.                                      | The site is situated outside of the built up area, within an area of locally valued landscape, which is considered sensitive to change.   |
| Amber      | Development is likely to have an impact upon the landscape, but this may be resolvable through appropriate landscaping. | The site is situated outside of the built up area, but the landscape is considered less sensitive and to have some potential to accommodate change with appropriate landscaping and mitigation. |
| Green      | Development is unlikely to have a detrimental impact upon locally valued landscapes.                                    | Site is situated within built up area.  |

- 4.66 The assessment was informed by site visits, the Medway Landscape Character Assessment, technical input from the Landscape Officer, and secondary reviews of appropriate mapping.

#### Heritage

- 4.67 Paragraph 132 of the NPPF states: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight*

*should be given to the asset's conservation... Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*

- 4.68 In light of this requirement an assessment has been made of whether the development of a site is likely to have detrimental impact upon designated heritage assets i.e. Scheduled Ancient Monuments, Listed Buildings and Conservation Areas. In the absence of site specific heritage assessments that assess the impact of development proposals upon the significance of designated heritage assets, a high level assessment has been undertaken on the following basis:

| RAG Rating | Assessment   | Detail   |
|------------|--|--|
| Red        | Development is likely to have a significant impact upon designated heritage assets.                                  | Development would be likely to result in complete or partial loss of a heritage asset. |
| Amber      | Development may impact upon these designated heritage assets, but this may be resolvable through appropriate design, | Site is within or is in close proximity to designated heritage assets.                 |
| Green      | Development is unlikely to have an impact upon any designated heritage assets.                                       | There are no designated heritage assets within proximity of the site.                  |

- 4.69 The assessment has undertaken using GIS mapping which identifies designated heritage assets, supplemented by information obtained through the site surveys and technical advice from the Authority Conservation Officer.

#### Flooding

- 4.70 Paragraph 100 of the NPPF states: *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."*
- 4.71 The NPPF thereby requires sequential approach to be taken. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Strategic Flood Risk Assessments provide the basis for applying this test. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate.

- 4.72 Under the Sequential Test dwellings are classed as a 'more vulnerable use' and are allowed in Flood Zones 1 and 2. Dwellings are only allowed in Flood Zone 3a if an Exceptions Test is passed. Dwellings are not permitted in Flood Zone 3b. Employment, retail, leisure and commercial development is considered a 'less vulnerable use' and is allowed in Flood Zones 1, 2 and 3a. Less vulnerable uses are not permitted in Flood Zone 3b.
- 4.73 As explained in paragraph 4.20 sites on undeveloped land that fall within in Flood Zone 3b have been excluded from the detailed assessment stage. However brownfield sites that are within Flood Zone 3b have been included within the detailed assessment on the basis that experience in Medway demonstrates that strategic technical flood risk mitigation is deliverable on regeneration sites.
- 4.74 In accordance with the Sequential Test an assessment has been made of which category of flood zone, a site, or the majority of a site, falls within. This has been undertaken using GIS, having regard to the Council's Strategic Flood Risk Assessment, which includes mapping on surface water flood risk zones.
- 4.75 For sites that are at a higher risk of flooding (3a and 3b), a high level assessment has been undertaken of whether appropriate mitigation might be technically feasible. Regard has been had to relevant information, such as proposals for flood defences.
- 4.76 In summary the assessment has thereby been made on the following basis:

| RAG Rating | Assessment                          | Detail  |
|------------|-------------------------------------|---|
| Red        | Level of flood risk is unacceptable | Site is in Flood Zone 3a or 3b or is in a area of high surface water flooding risk. It is not anticipated that the level of risk can be mitigated.  |
| Amber      | Level of flood risk is acceptable   | Site is in Flood Zone 3a or 3b but or is in area of high surface water flooding risk but it is anticipated that the level of risk can be mitigated. |
| Green      | Site is at low risk of flooding.    | Site is in Flood Zone 1 or 2 and is not an area of high surface water flooding risk.  |

- 4.77 It has been necessary to consider economic development and residential uses separately, given that acceptable levels of flood risk are different for these different uses.

#### Air Quality

- 4.78 Paragraph 124 of the NPPF states: *"Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for*

*pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.”* Within the context of this requirement it should be noted that there are three declared AQMAs with Medway: Central Medway, Pier Road and High Street, and Rainham town centre. In addition the Newington AQMA in Swale Borough also has a relationship with traffic generated within Medway.

- 4.79 Given these requirements the SLAA sites were assessed to establish if development would: be subject to unacceptable levels of air pollution; or would contribute to exacerbating existing air quality problems within AQMA (i.e. by generating traffic which would route through an AQMA). The assessment was made on the following basis:

| RAG Rating | Assessment  | Detail   |
|------------|---|--|
| Red        | Site is likely to be constrained by air pollution.                                | <ul style="list-style-type: none"> <li>• Site is within an AQMA; and</li> <li>• All traffic generated by development is expected to route directly through an AQMA and mitigation is not considered to be deliverable.</li> </ul>                      |
| Amber      | Site may be constrained by air pollution but mitigation likely to be deliverable. | <ul style="list-style-type: none"> <li>• Site is not within an AQMA; and</li> <li>• Whilst some traffic generated by development is anticipated to route through an AQMA, it is also anticipated that air quality impacts can be mitigated.</li> </ul> |
| Green      | Site is unlikely to be constrained by air pollution.                              | <ul style="list-style-type: none"> <li>• Site is not within an AQMA; and</li> <li>• Traffic generated by the development is not expected to route through AQMA (or potential AQMA)</li> </ul>  |

- 4.80 The assessment was informed by the following:

- Review of the GIS mapping to determine proximity to AQMA;
- Review of GIS mapping to determine potential traffic routing. In the absence of a strategic transport model this could only be a high level judgement of likely traffic routing. It should be noted that given the central location of the three AQMA on the network it was considered likely that most development sites would generate at least some traffic that would pass through them.

- Technical advice from Environmental Health colleagues regarding the likelihood of appropriate air quality mitigation being deliverable. As part of these discussions it was noted that the Council is seeking to put in place an Air Quality Management Plan which will strategically manage air quality mitigation across Medway, and on that basis it was considered that mitigation was likely to deliverable for most sites.

### Noise

- 4.81 Paragraph 109 of the NPPF states: *“The planning system should contribute to and enhance the natural and local environment by...preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of...noise”.*
- 4.82 The Guidance adds to this stating: *“Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment.”*
- 4.83 Given these requirements the SLAA sites were assessed to see if they would be subject to unacceptable noise levels from existing noise sources. However in the absence of site specific noise assessments only a high level appraisal could be undertaken, having regard to potential sources of noise pollution that may be a constraint upon development.
- 4.84 The assessment was thereby informed by the site surveys and a review of online mapping to identify sources of noise pollution, as well as technical advice from Environmental Health colleagues. Potential sources of noise pollution included the: M2 Motorway, industrial units that involved processing or manufacturing capability and railway lines. The assessment was made on the following basis:

| RAG Rating | Assessment   | Detail  |
|------------|--|---|
| Red        | The site is subject to unacceptable levels of noise pollution which cannot reasonably be mitigated | Site is close proximity to a major source of noise pollution.   |
| Amber      | The site is subject to unacceptable levels of noise pollution that could be reasonably mitigated   | Site is in close proximity to a source of noise pollution but site has sufficient capacity to accommodate mitigation. |
| Green      | The site is subject to acceptable levels of noise pollution  | There are no sources of noise pollution proximate to the site.  |

- 4.85 It has been necessary to consider economic development and residential uses separately, given that acceptable levels of noise pollution are typically different for these different uses.

#### Contamination

- 4.86 Paragraph 109 of the NPPF states that *“The planning system should contribute to and enhance the natural and local environment by...remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*
- 4.87 Whilst contamination issues are generally technically resolvable, and generally achieve an environmental enhancement, remediation can have implications for development costs and thereby viability. Contamination can thereby be a constraint upon suitability for development. Given Medway’s legacy of former industrial sites, contamination is an important issue to have specific regard to in the SLAA assessment.
- 4.88 In the absence of full desktop contamination assessments for all sites (or indeed site specific testing) it is only possible to undertake a high level assessment of a sites risk of contamination. This high level assessment has been informed by technical advice from the Council Environmental Health Team, having regard to features and past uses that indicate contamination is a risk. The assessment has been undertaken on the following basis:

| RAG Rating | Assessment   |
|------------|--|
| Red        | Contamination is known or suspected on the site but remediation is expected to be undeliverable. |
| Amber      | Contamination is known or suspected on site but remediation is considered to be deliverable.     |
| Green      | Contamination is not suspected on the site.  |

#### Site Developability

- 4.89 A key consideration in respect of the suitability of the site is whether a site is physically developable. This relates to issues such as gradient, which is a particular constraint in parts of Medway, or other development abnormalities such as complex site clearance. As such a high level assessment of site developability was undertaken on the following basis.

| RAG Rating | Assessment  |
|------------|---|
| Red        | The site is subject to development abnormalities that would make the site difficult to develop. |
| Amber      | Whilst the site is subject to some development abnormalities, these are considered resolvable.  |
| Green      | The site is free from known development ‘abnormals’.  |

- 4.90 The assessment of site developability was informed by the site survey and a review of the site plan and online mapping tools.

#### Amenity/Overlooking

- 4.91 A key consideration in respect of the suitability of the site is whether the development of a site would be likely to have impacts upon the amenity of neighbouring or nearby properties. This principally relates to issues such as overlooking. As such a high level assessment of amenity and overlooking was undertaken on the following basis.

| RAG Rating | Assessment   |
|------------|--|
| Red        | It is anticipated that development of the site would impact upon amenity of nearby residential properties.     |
| Amber      | The site has the potential to impact upon amenity of nearby residential properties.                            |
| Green      | It is anticipated that development of the site would not impact upon amenity of nearby residential properties. |

- 4.92 The assessment of amenity/overlooking was informed by the site survey and a review of the site plan and online mapping tools. This is an initial assessment only and does not predetermine any future assessment that would be undertaken by the Council through the development management process.
- 4.93 It has been necessary to consider economic development and residential uses separately, given that acceptable levels of amenity are typically different for these different uses.

#### Agricultural Land

- 4.94 Paragraph 112 of the NPPF states: *“Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.”*
- 4.95 In light of these requirements the SLAA sites have been assessed to establish if they comprise the best and most valuable agricultural land. The assessment has been made on the following basis:

| RAG Rating | Assessment   | Detail  |
|------------|--|---|
| Red        | Development would result in the loss of the best and most versatile agricultural land.     | The site is situated on Grade 1 or 2 agricultural land*                                   |
| Amber      | Development would not result in the loss of the best and most versatile agricultural land. | Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less. |

|       |  |   |
|-------|--|---|
| Green | Development would not result in the loss of any agricultural land. | The site is within built up area or the site is on the edge of the built up area and is not in active agricultural use. |
|-------|--|---|

\*Whilst the best and most versatile agricultural land includes Grade 3a the available mapping did not make this distinction and so 3a is not assessed as part of this exercise

- 4.96 Given the absence of detailed site specific assessment of agricultural land quality it has been necessary to rely upon the 'Provisional Agricultural Land Classification Mapping' published by Natural England. Natural England have confirmed that the Provisional Maps are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance.
- 4.97 To this end the SLAA assessment that has been undertaken in respect of agricultural land is for general guidance only. This assessment does not prejudice the any future assessment that the Council may undertake as part of the development management or Local Plan process; the Council would generally expect detailed agricultural land quality assessments to be provided in support of proposals relating to development on agricultural land.

#### Open Space

- 4.98 As noted at paragraph 3.6, in seeking to comprehensively identify sites for assessment, land in Local Authority ownership has been considered, including areas of open space.
- 4.99 Paragraph 74 of the NPPF states that *"existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements"*.
- 4.100 In light of this requirement, to establish if an open space site is suitable for development, it is thereby necessary to consider if it is surplus to requirements. This assessment has been undertaken through:
- A review of the 2012 PPG17 Open Space Study
  - Technical advice from Greenspaces
  - A review of site surveys



4.101 The 2012 PPG17 Open Space Study assesses the quantity, quality and accessibility of local open spaces available for public use, and recommends standards of provision going forward (having regard to expected population growth). The assessment highlights that, whilst there are quantitative deficiencies in the majority of types of open space in Medway in the majority of areas, there are some areas that have quantitative surpluses including:

- Chatham Sub Area – Natural and Semi-Natural Green Space
- Strood Sub Area - Natural and Semi-Natural Green Space
- Strood Sub Area – Amenity Green Space

4.102 However having discussed these quantitative surpluses with colleagues in Greenspaces we have been advised that, for accessibility and qualitative reasons, the Council does not consider any area of designated public open space as surplus to requirements at this time.

4.103 Whilst all areas of ‘designated’ *public* open space were assessed as part of the PPG17 Study, some areas of ‘undesignated’ open space were not included<sup>1</sup>. These are mainly amenity green space such as verges. Whilst this land has not been assessed as part of the PPG17 study it does nevertheless have an amenity or recreational function. In undertaking the SLAA assessment it was necessary to have regard to whether this land thereby performs a recreational or amenity function, or whether it can be considered surplus open space.

4.104 In summary the assessment has been undertaken on the following basis:

| RAG Rating | Assessment   |
|------------|--|
| Red        | Site is designated Open Space or site is undesignated Open Space which performs a recreational/amenity function. |
| Amber      | Site is undesignated Open Space although which does not performs a recreational/amenity function.                |
| Green      | Site is not designated or undesignated Open Space.   |

#### Employment Land

4.105 The NPPF states at paragraph 22 that *“Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”*

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<sup>1</sup> The 2012 PPG17 does not assess all the areas of open space that are identified in the 2003 Local Plan. Only sites identified in the PPG17 Study have been considered ‘designated’ for the purposes of the SLAA. Land that is identified in the Local Plan, but not in the PPG17 Study, is considered ‘undesignated’ for the purposes of the SLAA assessment.

4.106 In light of this requirement the SLAA has considered whether sites are allocated for employment or currently accommodate employment uses. The assessment has been informed by the site surveys and a review of the extant local plan.

4.107 Regard has also been had to the emerging Strategic Housing and Economic Needs Assessment (SHENA), which was emerging at the later stages of the SLAA process. This indicated likely future demand for employment land, on a quantitative, qualitative and spatial basis. However it is anticipated that following the publication of the SHENA a more comprehensive review of allocated but unoccupied employment land will be undertaken and this will be fed into a update of the SLAA.

| RAG Rating | Assessment  |
|------------|---|
| Red        | Site is in active employment and is designated employment land.                   |
| Amber      | Site is employment land, but may have potential for redevelopment for other uses. |
| Green      | Site is not in active employment use and is not designated employment land.       |

4.108 It is not necessary to consider this criteria in respect of economic development uses.

#### Overall Suitability

4.109 Having completed the RAG assessment for each of the criteria, it was then necessary to draw this information together to form an overall conclusion on the suitability of a site for development.

**4.110 A site was considered suitable for development on the basis that no unresolvable constraints had been identified in respect of any of the individual criteria i.e. a site had received no Red RAG Ratings. One or more Red RAG Ratings means the site is considered unsuitable for the purposes of this assessment.**

4.111 As noted at paragraph 3.2 the SLAA has to consider suitability for both housing and economic development uses. However as has been noted through this report some criteria are either not applicable to both uses, or are applied slightly differently. For the purposes of completeness the criteria that have been considered for the different uses are set out in the table below.

| General Criteria  |
|---|
| <ul style="list-style-type: none"> <li>• Facilities &amp; Services Accessibility</li> <li>• Public Transport Accessibility</li> <li>• Strategic Highway Network Accessibility</li> <li>• Site Access</li> <li>• Ecological Potential</li> </ul> |

| <ul style="list-style-type: none"> <li>• Designated Habitats</li> <li>• Landscape</li> <li>• Heritage</li> <li>• Air Quality</li> <li>• Contamination</li> <li>• Site Developability</li> <li>• Agricultural Land</li> <li>• Open Space</li> </ul> |  |
|--|--|
| Housing Criteria   | Economic Development Criteria  |
| <ul style="list-style-type: none"> <li>• Flood Risk</li> <li>• Noise</li> <li>• Amenity/Overlooking</li> <li>• Employment Land</li> </ul>  | <ul style="list-style-type: none"> <li>• Flood Risk</li> <li>• Noise</li> <li>• Amenity/Overlooking</li> </ul> |

4.112 In summary suitability assessment has identified:

- 336 unsuitable sites (Appendix 6)
- 89 Suitable housing sites accommodating approximately 12,708 units, of which 11,381 do not have an extant permission, although 5000 of these are on the Lodge Hill site (Appendix 7)

4.113 Whilst initial conclusions have been drawn regarding the suitability of sites for economic development uses, these cannot be finalised until the SHENA exercise has been completed. It is expected that the SHENA will be published in January 2016 and the conclusions will thereby be feed into the review of the SLAA.

## Availability

4.114 The Guidance considers a site to be 'available' for development when, on the best information available, there is confidence that there are no legal ownership problems, such as multiple ownerships, ransom strips, tenancies, or operational requirements of landowners. Generally this means that the landowner has expressed an intention to develop, or that it is in the control of a developer who has expressed an intention to develop.

4.115 The conclusions about site availability were informed by officer understanding of the site, for example through planning applications or pre-application discussions, the call for sites and through the developer interview process.

- 4.116 The developer interviews took place in December 2014. All those who had responded to the call for sites were invited to meet with Officers to discuss their sites, with a particular focus on understanding availability. Officers sought to understand any barriers to deliverability and how these could be overcome and if solutions had implications for viability.

### **Achievability**

- 4.117 The PPG says 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” and is essentially a judgement about the economic viability of a site and whether it will be completed in the time period.
- 4.118 The Council has commissioned consultants to prepare a Medway wide viability assessment. This is being undertaken as part of the Strategic Housing and Economic Needs assessment and is expected to be published early in the new year. The findings of the study will be feed into the review of the SLAA in due course.

### **Proforma**

- 4.119 The completed assessment proforma, comprising all of the assessment stages, are available in the supporting document ‘SLAA 2015 - Site Assessment Proforma.’

## **5 Summary and Conclusion**

- 5.1 The purpose of the Strategic Land Availability Assessment (SLAA) is to identify the supply of development land in Medway that is 'suitable', 'available' and 'deliverable'. 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 deliverable if it is financially viable to develop.
- 5.2 The SLAA is thereby required for two reasons. Firstly, it is a key piece of evidence that will inform the preparation of the new Medway Local Plan. Secondly, it provides data to inform the calculation of the Council's Five-Year Housing Land Supply position, which is set out annually in the Authority Monitoring Report.
- 5.3 However the SLAA 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 process. Rather it only indicates the Council's initial assessment as to whether a site is free of constraints and whether they are likely to come forward for development.
- 5.4 Given the importance of the SLAA this report has sought to clearly and robustly explain how the assessment process has been undertaken. This report has set out the methodology that has been used for the each parts of the assessment, explaining how development potential has been calculated, suitability assessed and availability determined.
- 5.5 This report has thereby identified a supply of 11,381 additional housing units in addition to those sites that already benefit from planning permission, although 5000 of these are on the Lodge Hill site.

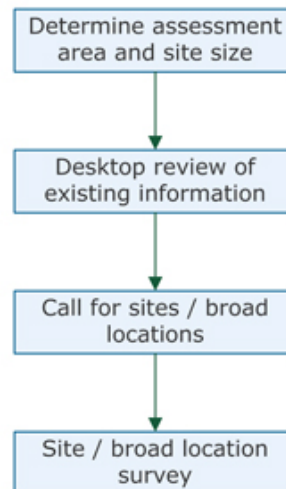
### **Next Steps**

- 5.6 Stage 4 of the SLAA guidance specifically requires that the SLAA should be reviewed until sufficient suitable land is identified to meet the housing requirements for the housing market area.
- 5.7 Thereby until such time as the Council has identified enough suitable land to meet its housing requirements, both for the next five-year and the remainder of the plan period (i.e. to 2035), the latter stages of the SLAA process cannot be completed.
- 5.8 As noted above the Council is currently in the process of calculating its housing land supply for 2014/15. It is anticipated that this information will be published in December 2015 AMR.

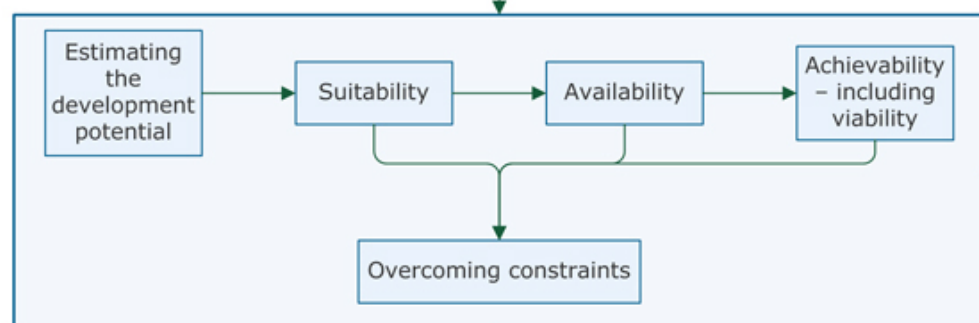
- 5.9 Whilst this publication is still being finalised, the Council acknowledges that further suitable land will need to be identified to meet the Council housing requirements, particularly in regard to the Plan period. As such, in accordance with the SLAA guidance, a review will be undertaken identify further suitable land for housing.
- 5.10 The SLAA methodology has been designed to allow for this review to be undertaken quickly, objectively and robustly, informed by the public engagement that will be undertaken as part of the Issues and Options consultation that is being undertaken in January and February 2016.
- 5.11 It is anticipated that the robust process will focus upon reviewing how constraints identified through the 'Stage 2 Detailed Suitability Assessment' can be overcome and resolved. Further detail for the programme for this review will be published in due course following further liaison with Members.
- 5.12 The Council welcomes any further input from landowners or developers to assist in the updating of the SLAA, particularly where detail can be provided about the deliverability of sites and the resolution of identified constraints.
- 5.13 It is anticipated that the updated SLAA will feed into the 2015/16 AMR calculation of housing land supply.

## Appendix i – SLAA Methodology Flow Chart

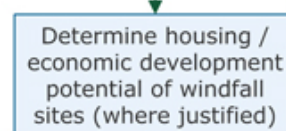
### Stage 1- Site / broad location identification



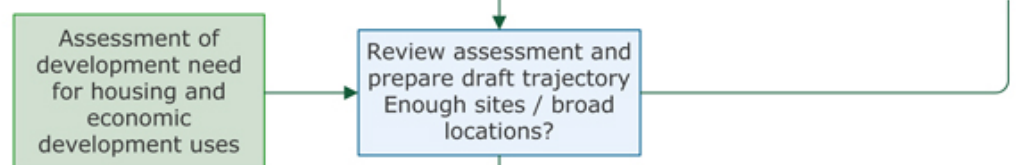
### Stage 2 - Site / broad location assessment



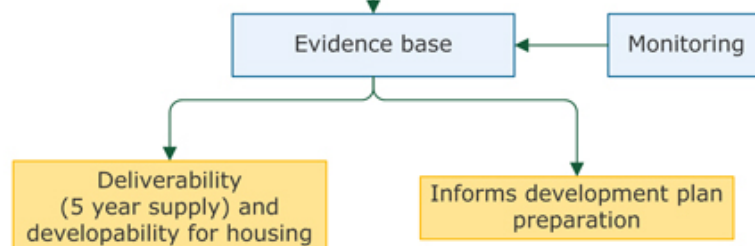
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review

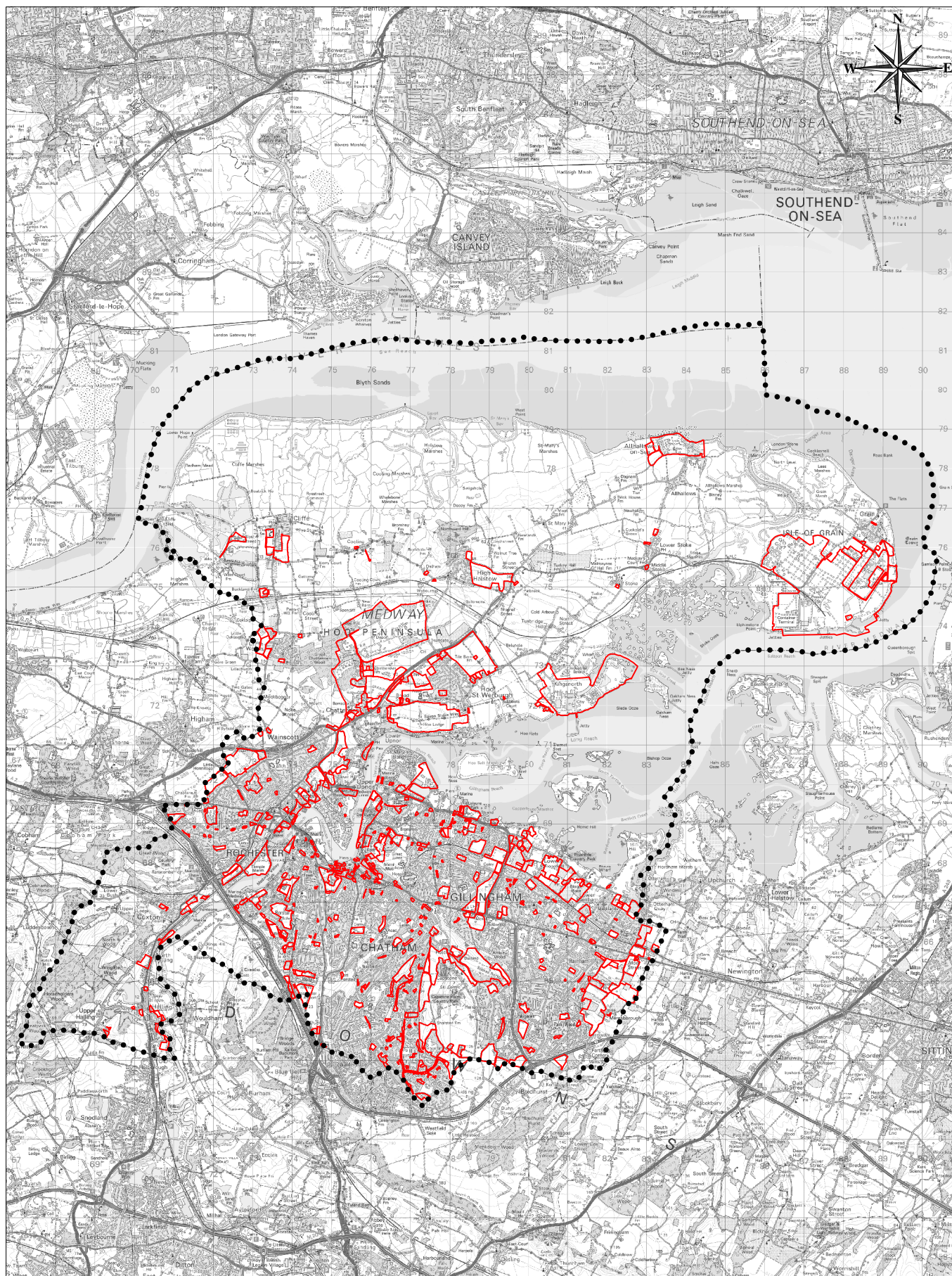


### Stage 5 - Final evidence base



## **Appendix ii – Identified Sites**





**All SLAA sites assessed**

## Appendix ii – Identified Sites

| SiteName   | SiteRef |
|--|---------|
| Recreation Ground, Pottery Road                    | 1       |
| 89 Ingram Road, Gillingham                         | 3       |
| Tangmere Close, Gillingham                         | 8       |
| Gillingham Cemetary Extension                      | 9       |
| Hillyfields  | 10      |
| Layfield Road                                      | 11      |
| Hillyfields Gillingham                             | 12      |
| Playground, Parr Avenue, Gillingham                | 14      |
| St Mary Magdalene Church Grange Road               | 16      |
| Rear of Dial Road, Gillingham                      | 20      |
| Forge Lane Gillingham                              | 23      |
| Davenport Avenue Gillingham                        | 24      |
| Cleveland Road Gillingham                          | 25      |
| Milner Road Gillingham                             | 26      |
| The Strand Gillingham                              | 30      |
| Castlemaine Avenue Gillingham                      | 31      |
| Strand Leisure Park                                | 32      |
| RSME Kitchener Barracks, Brompton                  | 33      |
| Retailing In Gillingham,High,Skinner,Jeffrey Strts | 39      |
| Recreation Ground, Vidgeon Avenue                  | 45      |
| Lodge Hill (Chattenden) Ministry of Defence Estate | 50      |
| Allotments, Cromer Road, Strood                    | 52      |
| Allotments, Clarendon Drive, Strood                | 68      |
| Broom Hill, Strood                                 | 69      |
| Recreation ground, Miller Way                      | 73      |
| Milfordhope Road, Strood                           | 76      |
| Albert Place, Strood                               | 81      |
| Carnation Road, Strood                             | 82      |
| Gravesend Road, Strood                             | 88      |
| Strood Riverside, Canal Road                       | 90      |
| Gun Wharf, Chatham                                 | 92      |
| 320 - 344 High Street inc. 42 New Road, Rochester  | 100     |
| 1-35 High Street, Chatham (Grays Garage)           | 102     |
| Chatham Historic Dockyard                          | 104     |
| Inner Lines, Brompton                              | 106     |
| Playground, Brompton Hill                          | 108     |
| Watermill Gardens, Canal Road, Strood              | 109     |
| Esplanade  | 110     |
| Darnley Road, Strood                               | 111     |



|   |     |
|---|-----|
| Carnation Road                                | 112 |
| Darnley Road, Strood                          | 113 |
| Adj to M2, Strood                             | 114 |
| Fulmar Road                                   | 115 |
| Darnley Road, Strood                          | 118 |
| Carnation Road                                | 119 |
| Darnley Road, Strood                          | 120 |
| Bligh Way Strood                              | 121 |
| Thurston Drive, Strood                        | 123 |
| Strood Sports Centre                          | 124 |
| Knights Place Sports Ground                   | 126 |
| Recreation Ground, Darnley Road               | 129 |
| Recreation Ground, Northcote Road             | 130 |
| Cuxton Road                                   | 131 |
| Recreation Ground Winston Road                | 132 |
| Esplanade                                     | 133 |
| Church Green recreation ground                | 134 |
| Civic Centre and Janes Creek                  | 137 |
| St Bartholomews Hospital, New Road, Rochester | 144 |
| Singapore Drive Brompton                      | 145 |
| The Vines Rochester                           | 146 |
| Garrison Sports Stadium                       | 149 |
| Recreation Ground, Beechings Way              | 151 |
| Sports Ground, Featherby Road                 | 158 |
| Playground Romany Road                        | 159 |
| Rookery Fields                                | 162 |
| East of Gillingham Golf Course                | 164 |
| Allotments, rear of Allington Road Twydall    | 165 |
| Allotments Eastcourt Green                    | 166 |
| Eastcourt Green North                         | 167 |
| Berengrove Park                               | 169 |
| Cozenton Park                                 | 170 |
| Recreation ground, Wakeley Road               | 171 |
| Adjacent to 7 Vancouver Drive                 | 174 |
| 56A Pump Lane, Rainham                        | 177 |
| Dorset Square                                 | 179 |
| 274-276 Station Road Rainham                  | 182 |
| Petham Green Twydall                          | 193 |
| Beechings Green                               | 194 |
| Hawthorn Avenue                               | 195 |
| Orchard Precinct Retailing, Rainham           | 196 |
| Eastcourt Green South                         | 199 |
| Vinall Park Gillingham                        | 205 |

|  |     |
|--|-----|
| Beechings Way                                  | 208 |
| 352-356 Luton Road, Luton                      | 213 |
| Golf Course, Woodlands Road, Gillingham        | 214 |
| Playground, Chalk Pit Hill, Chatham            | 216 |
| Sports Ground, Watling Street                  | 217 |
| Borough Road, Gillingham                       | 219 |
| Sports Ground Watling Street                   | 221 |
| Rowland Avenue                                 | 224 |
| Gillingham Park                                | 228 |
| Church Terrace Luton                           | 232 |
| Settington Avenue                              | 233 |
| Brambledown                                    | 234 |
| Beacon Hill                                    | 236 |
| Community Centre Stonecross Lea                | 237 |
| Carlton Crescent Luton                         | 238 |
| Chatham-Comparison Retailing                   | 243 |
| Playground, Chalk Pit Hill, Chatham            | 245 |
| Mount Road, Chatham                            | 246 |
| Dormers, 3 Upper Luton Road, Chatham           | 248 |
| Sorting Office, The Paddock, Chatham           | 249 |
| Allotments, Magpie Hall Road                   | 251 |
| Sports Ground, Bourneville Avenue              | 252 |
| Jackson Recreation Ground, Rochester           | 255 |
| Playing Field, Rosebery Road                   | 258 |
| Clarence Gardens, Borstal Road, Rochester      | 263 |
| Sports Ground, Bush Road, Cuxton               | 264 |
| Watts Meadow, Rochester                        | 265 |
| Manor Lane, Borstal                            | 266 |
| Friston Way, Rochester                         | 267 |
| Allotments, Fleet Road, Rochester              | 268 |
| Fleet Road, Rochester                          | 270 |
| Allotments, Anchor Road, Rochester             | 271 |
| Allotments, City Way, Rochester                | 274 |
| Adj to 84 Priestfields, Rochester              | 276 |
| Golding Close, Rochester                       | 279 |
| Sir Evelyn Road, Rochester                     | 282 |
| Sports Ground, Sir Cloudesley Close, Rochester | 283 |
| Sir Evelyn Road, Rochester                     | 286 |
| Sir Evelyn Road, Rochester                     | 287 |
| Maidstone Road, Rochester                      | 288 |
| Reservoir, Maidstone Road, Rochester           | 292 |
| Disused Pit, rear of Mansel Drive, Borstal     | 293 |
| Fort Borstal                                   | 295 |

|  |     |
|--|-----|
| Hill Road, Borstal                               | 296 |
| Priestfields Recreation Ground, Rochester        | 298 |
| Adj 89 Kenilworth Drive                          | 300 |
| The Platters, Rainham                            | 303 |
| Chesham Drive                                    | 308 |
| Silverspot Wood                                  | 309 |
| Callums Scrubs                                   | 310 |
| Rainham Park, Parkwood                           | 318 |
| Ryetop Playing Field Rainham                     | 320 |
| The Mailyns Rainham                              | 321 |
| Moor Park Close Rainham                          | 322 |
| Craigie Walk                                     | 323 |
| Mierscourt Road                                  | 325 |
| Adj 52 Mierscourt Road                           | 327 |
| Gatekeeper Chase                                 | 328 |
| Peverel Green                                    | 330 |
| Whitegate Wood, Hempstead                        | 336 |
| Playing Field, Harrow Road, Hempstead            | 337 |
| Wigmore Park                                     | 339 |
| Playing Field, Wigmore Road, Wigmore             | 345 |
| Wigmore Reservoir & Pumping Station, Wigmore     | 346 |
| Rear of Wigmore Reservoir, Wigmore Road, Wigmore | 351 |
| North Field, Halling                             | 352 |
| Walderslade Village                              | 353 |
| Weybridge Close, Lordswood                       | 356 |
| Rudge Close                                      | 361 |
| Albermarle Road                                  | 362 |
| Halling  | 363 |
| Maidstone Road, Rochester                        | 365 |
| Tobruk Way, Chatham                              | 368 |
| Hook Meadow, Walderslade Road, Chatham           | 369 |
| East Cookham Wood, Maidstone Road, Rochester     | 375 |
| Adj to Fort Horsted, Chatham                     | 376 |
| Rochester Airfield                               | 378 |
| Albermarle Road                                  | 382 |
| Heron Way, Princes Park                          | 383 |
| Princes Avenue, Princes Park                     | 384 |
| North Dane Wood                                  | 387 |
| Princes Avenue, Princes Park                     | 390 |
| Adjacent to Lordswood Shopping Centre            | 392 |
| Albermarle Road                                  | 393 |
| Lordswood Lane                                   | 394 |
| Albermarle Road                                  | 395 |

|   |     |
|---|-----|
| Mead Green  | 397 |
| Lords Wood Lane                                   | 398 |
| Lords Wood Lane                                   | 399 |
| Albermarle Road                                   | 400 |
| Opal Green  | 401 |
| Somerset Close, Princes Park                      | 403 |
| Heron Way, Princes Park                           | 404 |
| Duchess of Kent Drive, Lordswood                  | 405 |
| McKenzie Road, Lordswood                          | 406 |
| Vixen Close, Lordswood                            | 410 |
| Ballens Rough                                     | 411 |
| Dargets Wood                                      | 412 |
| Dargets Wood                                      | 414 |
| Land at 44-46 McKenzie Road, Lordswood            | 415 |
| Lords Wood Lane                                   | 416 |
| Lords Wood Lane                                   | 417 |
| Sundridge Drive, Walderslade                      | 418 |
| Kingston Crescent                                 | 419 |
| Walderslade Road, Chatham                         | 420 |
| Burma Way, Chatham                                | 422 |
| Recreation Ground, Princes Avenue, Walderslade    | 423 |
| Walderslade Road, Chatham                         | 425 |
| Walderslade Road, Chatham                         | 428 |
| Roosevelt Avenue, Chatham                         | 429 |
| Sports Field, Warren Wood Road, Rochester         | 433 |
| Allotments, Formby Road, Halling                  | 434 |
| South of Vicarage Road, Halling                   | 435 |
| Capstone Valley                                   | 438 |
| Lower Upnor, RSME land                            | 443 |
| Garages off Tobruk Way/Burma Way, Chatham         | 448 |
| 124 Pier Road Gillingham                          | 471 |
| Car Park The Terrace Rochester                    | 484 |
| Safety Bay House Warwick Crescent Rochester       | 486 |
| Southern Water Site Capstone Road Chatham         | 524 |
| 195 Princes Avenue Walderslade                    | 559 |
| 47-48 Second Avenue Industrial Estate             | 571 |
| A1-A5 and F1-F3, Elm Court Estate, Capstone Road  | 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 Quayside                           | 632 |
| Land adjacent to 45 Laker Road, Rochester         | 638 |
| Grain Power Station, Grain Road                   | 646 |

|  |     |
|--|-----|
| Kingsnorth Power Station                         | 647 |
| Land between Vanguard Way and Anthonys Way       | 648 |
| Wilds Yard, Clipper Close, Frindsbury            | 652 |
| Land adjoining Southern House, Anthonys Way      | 654 |
| Watermill Wharf, Canal Road, Strood              | 657 |
| 82 Jeffery Street, Gillingham                    | 663 |
| 39-41 Mills Terrace, Chatham                     | 669 |
| Cuxton Station, Station Road, Cuxton             | 676 |
| Temple Waterfront, Roman Way, Strood             | 685 |
| Diggerland, Roman Way, Strood                    | 686 |
| National Grid Property, Pier Road, Gillingham    | 687 |
| Land at Medway Road, West of 32 Laurel Road      | 693 |
| Adj 12 Street End Road, Chatham                  | 697 |
| National Grid Property Holdings, Grain Road      | 699 |
| Ex Service Stn, adj 86 Corporation Street, Roch  | 700 |
| 31-39 Duncan Road, Gillingham                    | 703 |
| 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 |
| 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 |
| 90-94 Bush Road, Cuxton                          | 722 |
| BAE Systems, Rochester                           | 724 |
| 1-21 St Clements House, Corporation Street       | 726 |
| 10-40 Corporation Street, Rochester              | 728 |
| North of Brompton Farm Road                      | 729 |
| 46-86 Corporation Street, Rochester              | 731 |
| Land at Listmas Road, Chatham                    | 732 |
| Amenity Land at 45-75 Chatham Grove, Chatham     | 733 |
| Upnor Wharf                                      | 735 |
| Former Upnor Quarry                              | 737 |
| Hoo Common, Chattenden                           | 738 |
| Communal areas, John Street, Rochester           | 740 |
| Pattens Place, Rochester                         | 741 |
| Fenced area Lordswood Lane                       | 743 |
| Former Earl Community Centre, Albatross Avenue   | 746 |

|  |     |
|--|-----|
| 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 |
| Tesco, 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 Green Lane, Grain                          | 768 |
| Bridgewood, Rochester                              | 773 |
| Mill Hill, Grange Road, Gillingham                 | 774 |
| Bakers Field, Station Road, Rainham                | 775 |
| Land at West Motney Way, Rainham                   | 776 |
| Trechmanns Wharf, Rochester Road, North Halling    | 777 |
| Manor Farm, Lower Rainham Road, Rainham            | 778 |
| 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              | 783 |
| 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 Werbergh       | 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 |
| Former Officers Mess, Maidstone Road, Chatham       | 804 |
| Beech Lodge, Chapel Road, Grain                     | 807 |
| Junction of Pier Road and Medway Road, Gillingham   | 810 |
| 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                    | 820 |
| Machine Shop 8 Chatham Maritime                     | 821 |
| Land at Robins and Day                              | 822 |
| Chatham Docks, Chatham                              | 824 |
| Land east of Otterham Quay Lane, Rainham            | 825 |
| 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 |
| 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 |
| Former Alloy Wheels Priory Road                     | 839 |
| Land west of Maidstone & Rochester Roads, Rochester | 840 |
| Tesco Store, Rainham Shopping Centre                | 841 |
| Tesco, Strood                                       | 843 |
| 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 |
| Luton LIFT site Alexandra Road                      | 851 |
| 111 Rainham Road (Jezreels), Gillingham             | 853 |
| The Brook (r/o High St and Batchelor St) Chatham    | 857 |
| 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 |
| 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  |
| 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  |
| R/O 73,75-77 High Street, Rochester                | 880  |
| 15,17,19 New Road, Chatham                         | 896  |
| Former School Playing Field Halling                | 910  |
| Bridgeside Warwick Crescent Rochester              | 914  |
| Lock Up Garage Site Rear of Charles Street Chatham | 959  |
| Petrol Filling Station Railway Street GILLINGHAM   | 976  |
| Adjacent to Staples Medway Street Chatham          | 983  |
| Adjacent to Bus Station Medway Street Chatham      | 984  |
| Bridgewood Manor Hotel, Walderslade Woods, Chatham | 993  |
| 'Ropers Lane, Hoo St Werburgh                      | 1009 |
| Mount Pleasant, Cooling                            | 1010 |
| Daland 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 |
| 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 |
| 116-118 Twydall Lane, Twydall                      | 1050 |
| 101 Beacon Road, Chatham                           | 1052 |
| Westmoor Farm (North) Moor Street, Rainham         | 1053 |
| South section, Maidstone Road, Rochester           | 1055 |
| 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 |
| Shamley Road                                      | 1062 |
| Mierscourt Farm, Rainham                          | 1063 |
| South of Lower Rainham Road, Mill Hill, Twydall   | 1064 |
| South of Main Road, Hoo                           | 1065 |
| 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 |
| West of Allhallows Road, Lower Stoke              | 1078 |
| Land off Church Terrace, Stoke                    | 1079 |
| Delivery Office Rochester High Street             | 1080 |
| Former Gym, Site C4, North Road, Chatham Maritime | 1081 |
| Land to the west of Cliffe Woods                  | 1082 |
| Wayside, Meresborough Lane, Gillingham            | 1083 |
| 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, Isle of 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 |
| Greatfield Lodge, Darnley Road, Strood            | 1100 |
| 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                           | 1110 |
| North of Airport                           | 1111 |
| Land North of Christmas Lane, High Halstow | 1112 |
| Land to east of High Halstow               | 1113 |
| Chatham Driving Range                      | 1114 |

## Appendix iii – Example Site Survey Form

# SLAA 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 checked="" 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"/>   |  |
|                                 | Vacant Buildings?                               |  | Yes <input type="checkbox"/>   | No <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"/> ...Church.....   |  |

**Brief site description** (site features, topography, buildings warranting retention etc...)  
**Please also record character of surrounding area here** (ie, form/massing, height/no of storeys etc...)

You can use the back page for any additional notes you may wish to make.

**Is the site advertised for sale?**

Yes ☐ No ☐

If yes, please give details.

## Boundary check

**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)**

☒ Main road (A or B road)

☐ Footpaths

☐ Dual Carriageway

☐ Cycleways

☐ Single

☐ No existing access

☐ 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 |
| Does the site have potential for?        | 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"/> |                          |        |  |  |
| Leisure                                  |                          |                          |                          |        |  |  |
| <input type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> |                          |        |  |  |
| Tourist/Visitor Facilities               |                          |                          |                          |        |  |  |
| <input type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> |                          |        |  |  |
| Residential Accomodation for the elderly |                          |                          |                          |        |  |  |
| <input type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> |                          |        |  |  |
| Other (please specify)                   |                          |                          |                          |        |  |  |
| <input type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> |                          |        |  |  |

**Constraints  
(based on observation of site)**

|   | 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"/> |                  |
| <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**.....



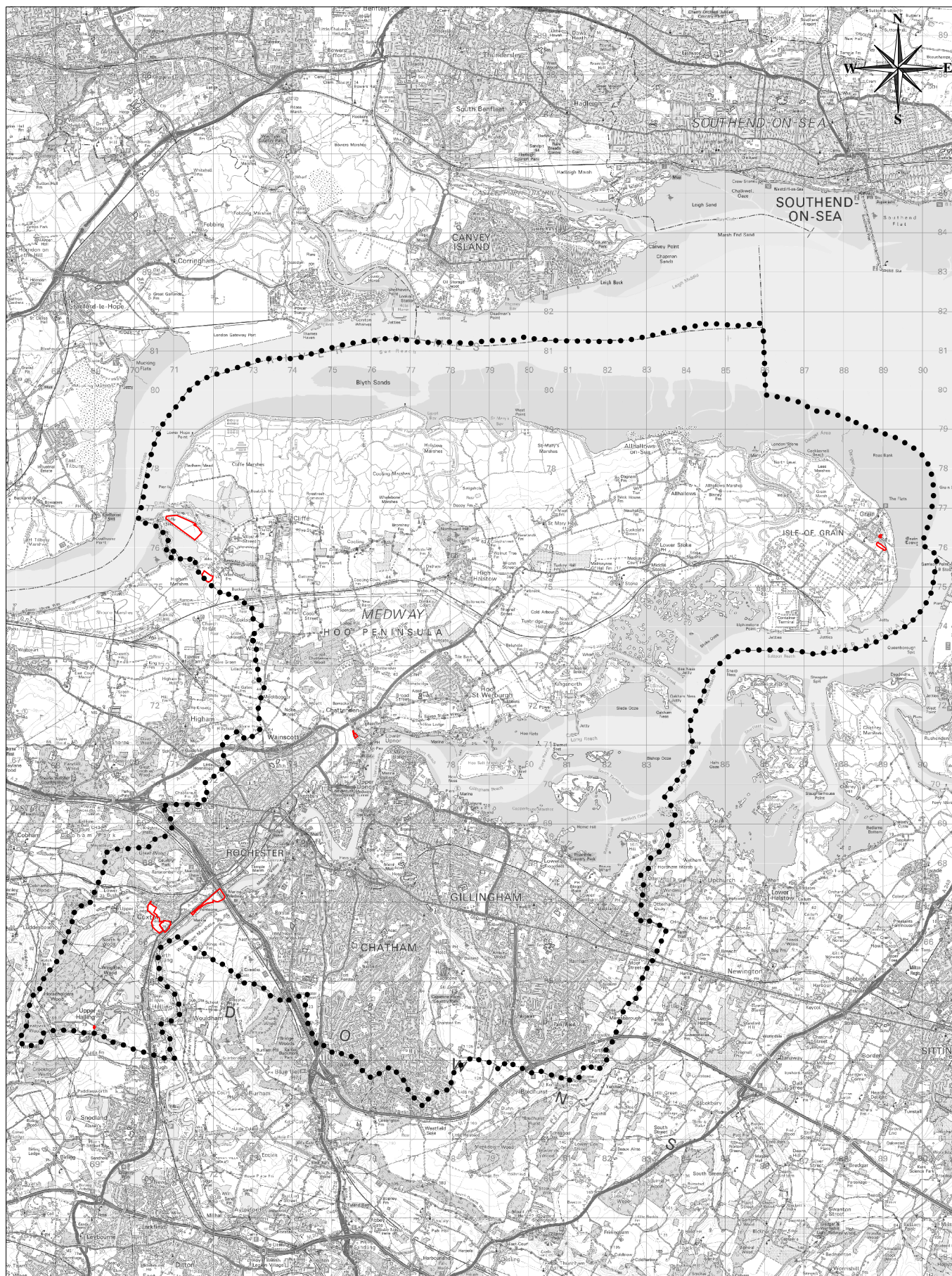
**Please use this space for additional notes/drawings.**

## Appendix iv – Typical Density Analysis: Planning Permissions Reviewed

| Sites <1 hectare             |                             |   |
|------------------------------|-----------------------------|---|
| Medway                       | MC/12/1858                  | 2-14 Davy Court & 186-196 Rochester High Street                               |
| Medway                       | MC/14/1140                  | 1-41A Eldon Street, Chatham, ME4 4NB  |
| Medway                       | MC/14/1640                  | 159 Wigmore Rd, Gillingham, ME8 0TJ   |
| Medway                       | MC/14/2084                  | 124 Pier Road, Gillingham, ME7 1UD  |
| Medway                       | MC/11/2848                  | Building E Victory Pier, ME7 1RL  |
| Medway                       | MC/13/2484                  | 142-144 Napier Rd, ME7 4HG  |
| Medway                       | MC/13/0604 (full)           | Courtsole Farm, Pond Hill, ME3 7QS  |
| Medway                       | MC/11/2757 (outline)        | Brompton Farm, Brompton Farm Rd, ME2 3QZ                                      |
| Medway                       | MC/10/3543 (revised scheme) | Dean Farm, Bush Road, Cuxton, ME2 1HE   |
| Medway                       | MC/12/2324 (full)           | Coach House, Court Lodge Farm, The Street, Upper Stoke, ME3 9RT               |
| Sites >1 hectare <5 hectares |                             |   |
| Medway                       | MC/12/0461                  | Tesco Store, Cuxton Road, Strood, ME2 2DE                                     |
| Dartford                     | 13/00871/FUL                | East Side Of Lowfield Street  |
| Medway                       | MC/12/0758                  | Victory Pier, Pier Road, Gillingham, ME7 1RL                                  |
| Medway                       | MC/12/1400                  | Land South of Amherst Hill, Brompton, Gillingham                              |
| Maidstone                    | MA/12/1749                  | Land Off Marigold Way Maidstone Kent  |
| TWBC                         | 11/03812/FULMJ              | Site Of 1-36 Ropers Gate And 26-60 Summervale Road Royal Tunbridge Wells Kent |
| TMBC                         | TM/13/01397                 | Area 57 Discovery Drive Kings Hill West Malling Kent                          |
| Medway                       | MC/13/0751                  | 45 Cedar Grove, Hempstead, ME7 3QT  |
| Maidstone                    | MA/13/1523                  | Land West Of Bicknor Farm Cottages Sutton Road Maidstone Kent                 |
| Maidstone                    | MA/13/1291                  | Land To The North Of, Howland Road, Marden, Kent                              |

| Sites >5 hectares     |                 |   |
|-----------------------|-----------------|---|
| Ashford               | 12/00400/AS     | Chilmington Green                                   |
| Maidstone             | 13/1149         | Langley Park  |
| Tunbridge Wells       | 13/02885/OUT    | Land West Of Knights Way Royal Tunbridge Wells Kent |
| Canterbury            | CA/14/00648     | Herne Bay Golf Club                                 |
| Thanet                | 11/0910         | Land At, New Haine Road, Ramsgate                   |
| Tonbridge and Malling | 13/01535/OAEA   | Kings Hill Phase 3                                  |
| Dover                 | DOV/10/01065    | Sholden   |
| Dartford              | DA/11/00295/OUT | Swanscombe  |
| Medway                | MC/11/2516      | Lodge Hill  |

## **Appendix v – Screened Out Sites (Stage 1 Assessment)**



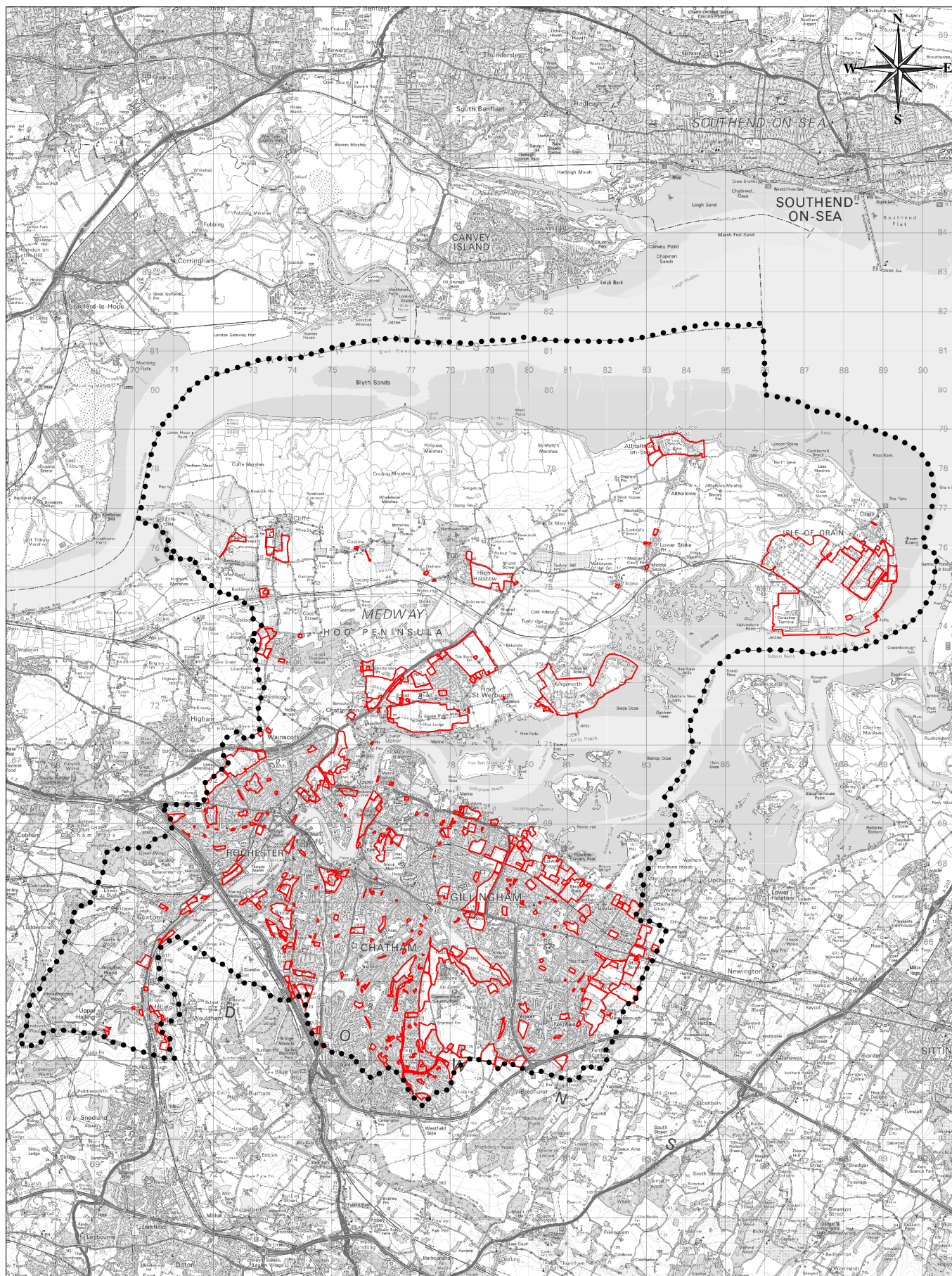
## Sites removed Assessment 1 stage



## Appendix v – Screened Out Sites (Suitability Assessment Stage 1)

| Site  | Reference | Reason                                       |
|---|-----------|--|
| Former Upnor Quarry                         | 737       | National & International Nature Designations |
| Adj Port Victoria Road, Grain               | 787       | National & International Nature Designations |
| Land at Church Hill, Rochester Road, Cuxton | 788       | AONB   |
| Land off Bush Road, Cuxton                  | 799       | AONB   |
| Land at Chapel Lane, Upper Halling          | 801       | AONB   |
| Parcel 4, Cliffe Wharf, Salt Lane, Cliffe   | 762       | Flood Risk                                   |
| Parcel 8, Cliffe Wharf, Salt Lane, Cliffe   | 763       | Flood Risk                                   |
| Port Medway Marina, Station Road, Cuxton    | 792       | Flood Risk                                   |
| Beech Lodge, Chapel Road, Grain             | 807       | Flood Risk                                   |

## **Appendix vi – Unsuitable Sites**



## Unsuitable SLAA sites



## Appendix vi – Unsuitable Sites

| Site Name                             | Site Ref |
|---------------------------------------|----------|
| Recreation Ground, Pottery Road       | 1        |
| Tangmere Close, Gillingham            | 8        |
| Gillingham Cemetary Extension         | 9        |
| Hillyfields                           | 10       |
| Hillyfields Gillingham                | 12       |
| Playground, Parr Avenue, Gillingham   | 14       |
| St Mary Magdalene Church Grange Road  | 16       |
| Rear of Dial Road, Gillingham         | 20       |
| Forge Lane Gillingham                 | 23       |
| Davenport Avenue Gillingham           | 24       |
| Cleveland Road Gillingham             | 25       |
| Milner Road Gillingham                | 26       |
| The Strand Gillingham                 | 30       |
| Castlemaine Avenue Gillingham         | 31       |
| Strand Leisure Park                   | 32       |
| Recreation Ground, Vidgeon Avenue     | 45       |
| Allotments, Cromer Road, Strood       | 52       |
| Allotments, Clarendon Drive, Strood   | 68       |
| Broom Hill, Strood                    | 69       |
| Recreation ground, Miller Way         | 73       |
| Milfordhope Road, Strood              | 76       |
| Carnation Road, Strood                | 82       |
| Gravesend Road, Strood                | 88       |
| Gun Wharf, Chatham                    | 92       |
| Chatham Historic Dockyard             | 104      |
| Inner Lines, Brompton                 | 106      |
| Playground, Brompton Hill             | 108      |
| Watermill Gardens, Canal Road, Strood | 109      |
| Esplanade                             | 110      |
| Darnley Road, Strood                  | 111      |
| Carnation Road                        | 112      |
| Darnley Road, Strood                  | 113      |
| Adj to M2, Strood                     | 114      |
| Fulmar Road                           | 115      |
| Darnley Road, Strood                  | 118      |
| Carnation Road                        | 119      |
| Darnley Road, Strood                  | 120      |
| Thurston Drive, Strood                | 123      |
| Strood Sports Centre                  | 124      |

|  |     |
|--|-----|
| Knights Place Sports Ground                | 126 |
| Recreation Ground, Darnley Road            | 129 |
| Recreation Ground, Northcote Road          | 130 |
| Cuxton Road                                | 131 |
| Recreation Ground Winston Road             | 132 |
| Esplanade                                  | 133 |
| Church Green recreation ground             | 134 |
| Singapore Drive Brompton                   | 145 |
| The Vines Rochester                        | 146 |
| Garrison Sports Stadium                    | 149 |
| Recreation Ground, Beechings Way           | 151 |
| Playground Romany Road                     | 159 |
| Rookery Fields                             | 162 |
| Allotments, rear of Allington Road Twydall | 165 |
| Allotments Eastcourt Green                 | 166 |
| Eastcourt Green North                      | 167 |
| Berengrove Park                            | 169 |
| Cozenton Park                              | 170 |
| Recreation ground, Wakeley Road            | 171 |
| Adjacent to 7 Vancouver Drive              | 174 |
| Dorset Square                              | 179 |
| Petham Green Twydall                       | 193 |
| Beechings Green                            | 194 |
| Hawthorn Avenue                            | 195 |
| Eastcourt Green South                      | 199 |
| Vinall Park Gillingham                     | 205 |
| Beechings Way                              | 208 |
| Golf Course, Woodlands Road, Gillingham    | 214 |
| Playground, Chalk Pit Hill, Chatham        | 216 |
| Sports Ground, Watling Street              | 217 |
| Sports Ground Watling Street               | 221 |
| Rowland Avenue                             | 224 |
| Gillingham Park                            | 228 |
| Church Terrace Luton                       | 232 |
| Settington Avenue                          | 233 |
| Brambledown                                | 234 |
| Community Centre Stonecross Lea            | 237 |
| Carlton Crescent Luton                     | 238 |
| Playground, Chalk Pit Hill, Chatham        | 245 |
| Mount Road, Chatham                        | 246 |
| Allotments, Magpie Hall Road               | 251 |
| Sports Ground, Bourneville Avenue          | 252 |
| Jackson Recreation Ground, Rochester       | 255 |

|  |     |
|--|-----|
| Playing Field, Rosebery Road                     | 258 |
| Clarence Gardens, Borstal Road, Rochester        | 263 |
| Sports Ground, Bush Road, Cuxton                 | 264 |
| Watts Meadow, Rochester                          | 265 |
| Manor Lane, Borstal                              | 266 |
| Friston Way, Rochester                           | 267 |
| Allotments, Fleet Road, Rochester                | 268 |
| Fleet Road, Rochester                            | 270 |
| Allotments, Anchor Road, Rochester               | 271 |
| Allotments, City Way, Rochester                  | 274 |
| Adj to 84 Priestfields, Rochester                | 276 |
| Golding Close, Rochester                         | 279 |
| Sir Evelyn Road, Rochester                       | 282 |
| Sports Ground, Sir Cloudesley Close, Rochester   | 283 |
| Sir Evelyn Road, Rochester                       | 286 |
| Sir Evelyn Road, Rochester                       | 287 |
| Maidstone Road, Rochester                        | 288 |
| Reservoir, Maidstone Road, Rochester             | 292 |
| Disused Pit, rear of Mansel Drive, Borstal       | 293 |
| Fort Borstal                                     | 295 |
| Hill Road, Borstal                               | 296 |
| Priestfields Recreation Ground, Rochester        | 298 |
| Adj 89 Kenilworth Drive                          | 300 |
| The Platters, Rainham                            | 303 |
| Chesham Drive                                    | 308 |
| Silverspot Wood                                  | 309 |
| Callums Scrubs                                   | 310 |
| Rainham Park, Parkwood                           | 318 |
| Ryetop Playing Field Rainham                     | 320 |
| The Mailyns Rainham                              | 321 |
| Moor Park Close Rainham                          | 322 |
| Craigie Walk                                     | 323 |
| Mierscourt Road                                  | 325 |
| Adj 52 Mierscourt Road                           | 327 |
| Gatekeeper Chase                                 | 328 |
| Peverel Green                                    | 330 |
| Whitegate Wood, Hempstead                        | 336 |
| Playing Field, Harrow Road, Hempstead            | 337 |
| Wigmore Park                                     | 339 |
| Playing Field, Wigmore Road, Wigmore             | 345 |
| Wigmore Reservoir & Pumping Station, Wigmore     | 346 |
| Rear of Wigmore Reservoir, Wigmore Road, Wigmore | 351 |
| North Field, Halling                             | 352 |

|  |     |
|--|-----|
| Walderslade Village                            | 353 |
| Weybridge Close, Lordswood                     | 356 |
| Rudge Close                                    | 361 |
| Albermarle Road                                | 362 |
| Halling  | 363 |
| Maidstone Road, Rochester                      | 365 |
| Tobruk Way, Chatham                            | 368 |
| Hook Meadow, Walderslade Road, Chatham         | 369 |
| East Cookham Wood, Maidstone Road, Rochester   | 375 |
| Adj to Fort Horsted, Chatham                   | 376 |
| Rochester Airfield                             | 378 |
| Albermarle Road                                | 382 |
| Heron Way, Princes Park                        | 383 |
| Princes Avenue, Princes Park                   | 384 |
| North Dane Wood                                | 387 |
| Princes Avenue, Princes Park                   | 390 |
| Adjacent to Lordswood Shopping Centre          | 392 |
| Albermarle Road                                | 393 |
| Lordswood Lane                                 | 394 |
| Albermarle Road                                | 395 |
| Mead Green                                     | 397 |
| Lords Wood Lane                                | 398 |
| Lords Wood Lane                                | 399 |
| Albermarle Road                                | 400 |
| Opal Green                                     | 401 |
| Somerset Close, Princes Park                   | 403 |
| Heron Way, Princes Park                        | 404 |
| Duchess of Kent Drive, Lordswood               | 405 |
| McKenzie Road, Lordswood                       | 406 |
| Vixen Close, Lordswood                         | 410 |
| Ballens Rough                                  | 411 |
| Dargets Wood                                   | 412 |
| Dargets Wood                                   | 414 |
| Land at 44-46 McKenzie Road, Lordswood         | 415 |
| Lords Wood Lane                                | 416 |
| Lords Wood Lane                                | 417 |
| Sundridge Drive, Walderslade                   | 418 |
| Kingston Crescent                              | 419 |
| Walderslade Road, Chatham                      | 420 |
| Burma Way, Chatham                             | 422 |
| Recreation Ground, Princes Avenue, Walderslade | 423 |
| Walderslade Road, Chatham                      | 425 |
| Walderslade Road, Chatham                      | 428 |

|   |     |
|---|-----|
| Roosevelt Avenue, Chatham                         | 429 |
| Sports Field, Warren Wood Road, Rochester         | 433 |
| Allotments, Formby Road, Halling                  | 434 |
| South of Vicarage Road, Halling                   | 435 |
| Capstone Valley                                   | 438 |
| Garages off Tobruk Way/Burma Way, Chatham         | 448 |
| 47-48 Second Avenue Industrial Estate             | 571 |
| A1-A5 and F1-F3, Elm Court Estate, Capstone Road  | 576 |
| Strood Service Station, 3 London Road, Strood     | 603 |
| Walnut Tree Farm, 155 Lower Rainham Road, Rainham | 604 |
| Land adjacent to 45 Laker Road, Rochester         | 638 |
| Grain Power Station, Grain Road                   | 646 |
| Kingsnorth Power Station                          | 647 |
| Land between Vanguard Way and Anthonys Way        | 648 |
| Wilds Yard, Clipper Close, Frindsbury             | 652 |
| Land adjoining Southern House, Anthonys Way       | 654 |
| 39-41 Mills Terrace, Chatham                      | 669 |
| Cuxton Station, Station Road, Cuxton              | 676 |
| Diggerland, Roman Way, Strood                     | 686 |
| National Grid Property, Pier Road, Gillingham     | 687 |
| Land at Medway Road, West of 32 Laurel Road       | 693 |
| Adj 12 Street End Road, Chatham                   | 697 |
| National Grid Property Holdings, Grain Road       | 699 |
| 31-39 Duncan Road, Gillingham                     | 703 |
| Pit 2, Roman Way, Strood                          | 705 |
| LIFT site, 551-555 Canterbury Street, Gillingham  | 707 |
| Allhallows Holiday Park, Avery Way                | 709 |
| North side of Commissioners Road                  | 711 |
| HMP Rochester, Sir Evelyn Road                    | 712 |
| 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 |
| 90-94 Bush Road, Cuxton                           | 722 |
| BAE Systems, Rochester                            | 724 |
| North of Brompton Farm Road                       | 729 |
| Land at Listmas Road, Chatham                     | 732 |
| Amenity Land at 45-75 Chatham Grove, Chatham      | 733 |
| Upnor Wharf                                       | 735 |
| Hoo Common, Chattenden                            | 738 |
| Fenced area Lordswood Lane                        | 743 |

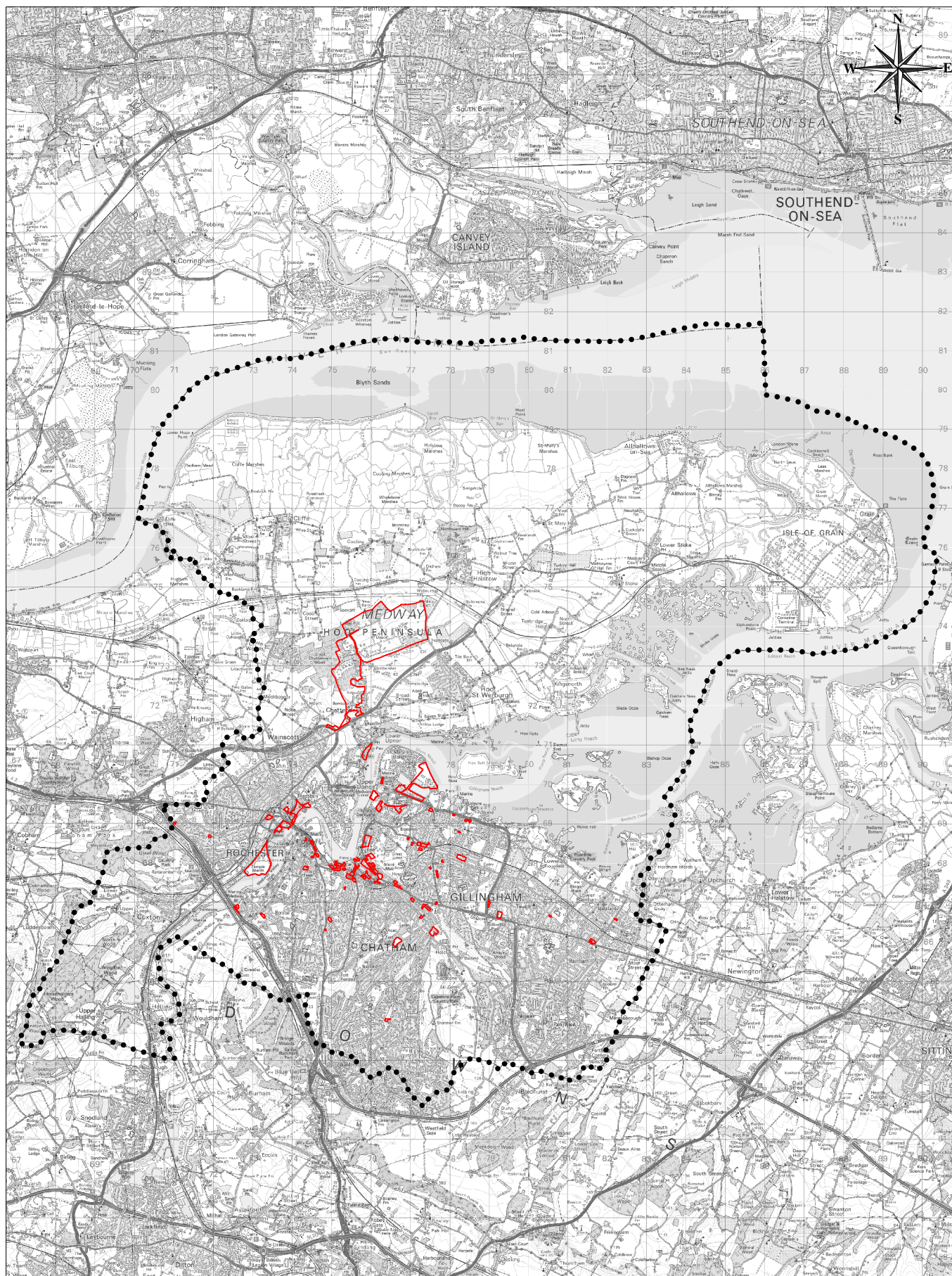
|  |     |
|--|-----|
| Barn Meadow, Upper Halling                         | 747 |
| Wooleys Orchard, land south of Lower Rainham Road  | 749 |
| Land Between Pump Lane & Bloors Lane, Rainham      | 750 |
| BAE Sports & Social Club, Bells Lane, Hoo          | 751 |
| North side of Commissioners Road, Strood           | 752 |
| Land west of Hoo                                   | 753 |
| Land at Burneys Farm, Lower Stoke                  | 754 |
| Land at Holy Trinity Church, Twydall Land, Twydall | 764 |
| St Lukes Church, Sidney Road, Gillingham           | 765 |
| Land at Green Lane, Grain                          | 768 |
| Bridgewood, Rochester                              | 773 |
| Mill Hill, Grange Road, Gillingham                 | 774 |
| Bakers Field, Station Road, Rainham                | 775 |
| Land at West Motney Way, Rainham                   | 776 |
| Trechmanns Wharf, Rochester Road, North Halling    | 777 |
| Manor Farm, Lower Rainham Road, Rainham            | 778 |
| 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              | 783 |
| Site A, west of Chapel Lane, Hempstead             | 784 |
| Site B, east of Chapel Lane, Hempstead             | 785 |
| Site C, land off Hoath Way, Hempstead              | 786 |
| 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 |
| Middle Street Farm, Grain Road, Middle Stoke       | 794 |
| Street Farmyard, Stoke Road, Hoo St Werbergh       | 795 |
| Rede Court Gravesend Road                          | 796 |
| Holy Name Church, Lower Rainham Road               | 797 |
| Land west of Lower Station Road, Rainham           | 800 |
| Chattenden Farm, Lodge Hill Lane                   | 802 |
| Former Officers Mess, Maidstone Road, Chatham      | 804 |
| Westmoor Farm, Moor Street, Rainham                | 814 |
| East side of Vicarage Lane, Hoo                    | 815 |
| Berengrave Nusery, Rainham                         | 817 |
| Pump House 7, Leviathan Way, Chatham Maritime      | 819 |
| Machine Shop 8 Chatham Maritime                    | 821 |
| Land east of Otterham Quay Lane, Rainham           | 825 |
| 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 |

|  |      |
|--|------|
| Land to the West of North Dane Wood, Lordswood     | 832  |
| Medtha Bungalow, Port Victoria Road, Grain         | 833  |
| 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  |
| Former Alloy Wheels Priory Road                    | 839  |
| Land west of Maidstone & Rochester Roads,Rochester | 840  |
| 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  |
| Luton LIFT site Alexandra Road                     | 851  |
| 296-310 High Street, Chatham                       | 862  |
| Former School Playing Field Halling                | 910  |
| Petrol Filling Station Railway Street GILLINGHAM   | 976  |
| Bridgewood Manor Hotel, Walderslade Woods, Chatham | 993  |
| 'Ropers Lane, Hoo St Werburgh                      | 1009 |
| Mount Pleasant, Cooling                            | 1010 |
| Daland 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 |
| Moor Street House                                  | 1027 |
| Mackays Lordswood Industrial Estate                | 1033 |
| 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 |
| 116-118 Twydall Lane, Twydall                      | 1050 |
| Westmoor Farm (North) Moor Street, Rainham         | 1053 |
| South section, Maidstone Road, Rochester           | 1055 |
| 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 |
| Shamley Road                                       | 1062 |
| Mierscourt Farm, Rainham                           | 1063 |
| South of Lower Rainham Road, Mill Hill, Twydall    | 1064 |

|   |      |
|---|------|
| South of Main Road, Hoo                           | 1065 |
| 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 |
| West of Allhallows Road, Lower Stoke              | 1078 |
| Land off Church Terrace, Stoke                    | 1079 |
| Former Gym, Site C4, North Road, Chatham Maritime | 1081 |
| Land to the west of Cliffe Woods                  | 1082 |
| Wayside, Meresborough Lane, Gillingham            | 1083 |
| 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 |
| Abbots Court, Stoke Road, Hoo                     | 1090 |
| 1 Port Victoria Road, Isle of 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 |
| Sports Field No 1, Inner Lines, Brompton Barracks | 1096 |
| Cooling Road, High Halstow                        | 1103 |
| North of St James Church Cooling                  | 1104 |
| Manor Farm, Marsh Road, Halling                   | 1105 |
| Miles Place, Delce Road, Rochester                | 1106 |
| Land at Lower Bloors Lane Rainham                 | 1108 |
| Steelfields, Danes Hill, Gillingham               | 1109 |
| Land at the Alps                                  | 1110 |
| North of Airport                                  | 1111 |
| Land to east of High Halstow                      | 1113 |
| Interface Land, Chatham Maritime (northern site)  | 820a |



## **Appendix vii – Suitable Sites (Stage 2 Assessment)**



## Suitable SLAA sites

## Appendix vii – Suitable Housing Sites

| <b>Sites with Extant Planning Permission</b>   |                  |              |
|--|------------------|--------------|
| <b>Name</b>                                    | <b>Reference</b> | <b>Units</b> |
| Borough Road, Gillingham                       | 219              | 9            |
| Dormers, 3 Upper Luton Road, Chatham           | 248              | 21           |
| Lower Upnor, RSME land                         | 443              | 20           |
| 124 Pier Road Gillingham                       | 471              | 8            |
| Car Park The Terrace Rochester                 | 484              | 14           |
| Southern Water Site Capstone Road Chatham      | 524              | 69           |
| 195 Princes Avenue Walderslade                 | 559              | 15           |
| Colonial House Quayside                        | 632              | 253          |
| Temple Waterfront, Roman Way, Strood           | 685              | 620          |
| Former Earl Community Centre, Albatross Avenue | 746              | 18           |
| Between Cross Street & The Brook, Chatham      | 757              | 118          |
| Tesco, Strood                                  | 843              | 12           |
| Bridgeside Warwick Crescent Rochester          | 914              | 12           |
| Adjacent to Staples Medway Street Chatham      | 983              | 80           |
| Adjacent to Bus Station Medway Street Chatham  | 984              | 31           |
| 26-36 Napier Road Gillingham                   | 1018             | 6            |
| Greatfield Lodge, Darnley Road, Strood         | 1100             | 21           |
| <b>Total</b>                                   |                  | <b>1327</b>  |

| <b>Suitable SLAA Sites</b>                            |                  |              |
|---|------------------|--------------|
| <b>Name</b>   | <b>Reference</b> | <b>Units</b> |
| 89 Ingram Road, Gillingham                            | 3                | 5            |
| Layfield Road   | 11               | 6            |
| RSME Kitchener Barracks, Brompton                     | 33               | 267          |
| Retailing In Gillingham, High, Skinner, Jeffrey Strts | 39               | 21           |
| Lodge Hill (Chattenden) Ministry of Defence Estate    | 50               | 5000         |
| Albert Place, Strood                                  | 81               | 37           |
| Strood Riverside, Canal Road                          | 90               | 394          |
| 320 - 344 High Street inc. 42 New Road, Rochester     | 100              | 51           |
| 1-35 High Street, Chatham (Grays Garage)              | 102              | 54           |
| Civic Centre and Janes Creek                          | 137              | 398          |
| St Bartholomews Hospital, New Road, Rochester         | 144              | 108          |
| Sports Ground, Featherby Road                         | 158              | 91           |
| East of Gillingham Golf Course                        | 164              | 8            |
| 56A Pump Lane, Rainham                                | 177              | 7            |
| 274-276 Station Road Rainham                          | 182              | 6            |
| Orchard Precinct Retailing, Rainham                   | 196              | 40           |
| 352-356 Luton Road, Luton                             | 213              | 13           |
| Beacon Hill   | 236              | 37           |

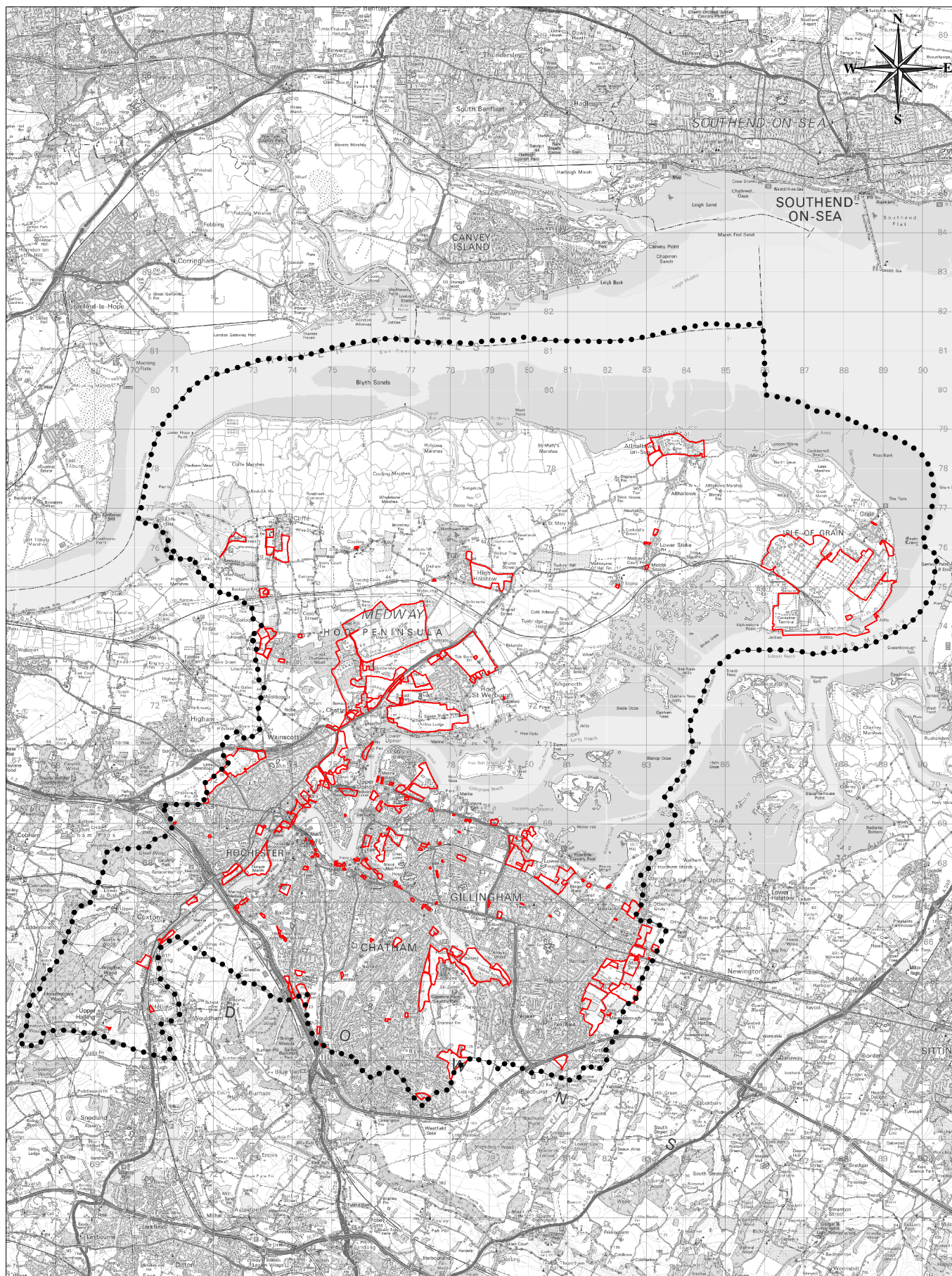


|  |     |      |
|--|-----|------|
| Chatham-Comparison Retailing                           | 243 | 73   |
| Sorting Office, The Paddock, Chatham                   | 249 | 25   |
| Safety Bay House Warwick Crescent Rochester            | 486 | 9    |
| R/O 329 - 377 (Featherstones) High St ROCHESTER        | 598 | 120  |
| 82 Jeffery Street, Gillingham                          | 663 | 6    |
| Ex Service Stn, adj 86 Corporation Street, Roch        | 700 | 29   |
| Land rear of former St Matthews School, Borstal        | 708 | 12   |
| 1-21 St Clements House, Corporation Street             | 726 | 0    |
| 10-40 Corporation Street, Rochester                    | 728 | 26   |
| 46-86 Corporation Street, Rochester                    | 731 | 27   |
| Communal areas, John Street, Rochester                 | 740 | 5    |
| Pattens Place, Rochester                               | 741 | 6    |
| Former Police Station, Chatham                         | 755 | 40   |
| Pentagon, Chatham                                      | 756 | 29   |
| Sir John Hawkins Car Park, Chatham                     | 758 | 120  |
| Whiffens Avenue Car Park, Chatham                      | 759 | 70   |
| Tesco, The Brook, Chatham                              | 760 | 60   |
| Junction of Pier Road and Medway Road, Gillingham      | 810 | 25   |
| Meeting Hall, Queens Road, Gillingham                  | 816 | 5    |
| J7, Chatham Maritime                                   | 818 | 75   |
| Interface Land, Chatham Maritime (both sites combined) | 820 | 525  |
| Land at Robins and Day                                 | 822 | 84   |
| Chatham Docks, Chatham                                 | 824 | 2000 |
| 1 Batchelor Street, off the Brook, Chatham             | 834 | 50   |
| Tesco Store, Rainham Shopping Centre                   | 841 | 7    |
| 111 Rainham Road (Jezreels), Gillingham                | 853 | 9    |
| The Brook (r/o High St and Batchelor St) Chatham       | 857 | 35   |
| Land at High St, Union St and New Road, Chatham        | 860 | 14   |
| 141-151 New Road and land at Union Street, Chatham     | 861 | 18   |
| King Street, Chatham                                   | 864 | 0    |
| 2-8 King Street and 1-11 Queen Street, Chatham         | 865 | 108  |
| 55-105a The Brook & 1, 5, 11 & 13 King St, Chatham     | 866 | 50   |
| 2-14 Railway Street & 142-146 High Street, Chatham     | 867 | 51   |
| 19 New Road Avenue and 3 New Cut, Chatham              | 868 | 42   |
| Wickes, New Cut, Chatham                               | 869 | 126  |
| Chatham Railway Station                                | 871 | 279  |
| West of Maidstone Road, adj Chatham Rail Station       | 872 | 173  |
| Rear of 47 High Street/Britton Street, Gillingham      | 873 | 0    |
| Land at junc. of Marlborough Rd/Brompton Rd, Gill      | 874 | 9    |
| Retail Core(High St,Jeffrey St,King St) Gillingham     | 875 | 91   |
| BT Switch Centre, Green Street, Gillingham             | 876 | 17   |
| R/O 73,75-77 High Street, Rochester                    | 880 | 9    |
| 15,17,19 New Road, Chatham                             | 896 | 8    |

|  |      |               |
|--|------|---------------|
| Lock Up Garage Site Rear of Charles Street Chatham | 959  | 5             |
| National Tyre Station Road Strood                  | 1039 | 20            |
| Land at 54 Beacon Road, Chatham                    | 1048 | 10            |
| 101 Beacon Road, Chatham                           | 1052 | 17            |
| 6-11 New Road Avenue, Chatham                      | 1056 | 15            |
| Delivery Office Rochester High Street              | 1080 | 7             |
| Land at Priestfield, Gillingham                    | 1089 | 150           |
| Collingwood Triangle, Brompton Barracks            | 1095 | 50            |
| 131 City Way, Rochester                            | 1107 | 6             |
| Samuels Towers, Longhill Avenue, Chatham           | 1112 | 12            |
| Chatham Driving Range                              | 1114 | 79            |
| <b>Total</b>                                       |      | <b>11,381</b> |

## **Appendix viii – Available Sites**





## Available SLAA sites

## Appendix viii – Availability

| Sites Name   | Reference |
|--|-----------|
| RSME Kitchener Barracks, Brompton                  | 33        |
| Borough Road, Gillingham                           | 219       |
| Dormers, 3 Upper Luton Road, Chatham               | 248       |
| Lower Upnor, RSME land                             | 443       |
| 124 Pier Road Gillingham                           | 471       |
| Car Park The Terrace Rochester                     | 484       |
| Safety Bay House Warwick Crescent Rochester        | 486       |
| Southern Water Site Capstone Road Chatham          | 524       |
| 195 Princes Avenue Walderslade                     | 559       |
| Colonial House Quayside                            | 632       |
| Temple Waterfront, Roman Way, Strood               | 685       |
| Former Earl Community Centre, Albatross Avenue     | 746       |
| Between Cross Street & The Brook, Chatham          | 757       |
| Retail Core(High St,Jeffrey St,King St) Gillingham | 875       |
| R/O 73,75-77 High Street, Rochester                | 880       |
| Bridgeside Warwick Crescent Rochester              | 914       |
| Adjacent to Staples Medway Street Chatham          | 983       |
| Adjacent to Bus Station Medway Street Chatham      | 984       |
| 26-36 Napier Road Gillingham                       | 1018      |
| National Tyre Station Road Strood                  | 1039      |
| Greatfield Lodge, Darnley Road, Strood             | 1100      |
| 89 Ingram Road, Gillingham                         | 3         |
| Layfield Road                                      | 11        |
| Lodge Hill (Chattenden) Ministry of Defence Estate | 50        |
| Strood Riverside, Canal Road                       | 90        |
| 1-35 High Street, Chatham (Grays Garage)           | 102       |
| Civic Centre and Janes Creek                       | 137       |
| Sports Ground, Featherby Road                      | 158       |
| East of Gillingham Golf Course                     | 164       |
| 56A Pump Lane, Rainham                             | 177       |
| 274-276 Station Road Rainham                       | 182       |
| Beacon Hill  | 236       |
| Sorting Office, The Paddock, Chatham               | 249       |
| Former Cement Works, Formby Road, Halling          | 352       |
| R/O 329 - 377 (Featherstones) High St ROCHESTER    | 598       |
| Watermill Wharf, Canal Road, Strood                | 657       |
| 82 Jeffery Street, Gillingham                      | 663       |
| Ex Service Stn, adj 86 Corporation Street, Roch    | 700       |
| Land rear of former St Matthews School, Borstal    | 708       |



|  |      |
|--|------|
| 46-86 Corporation Street, Rochester                    | 731  |
| Communal areas, John Street, Rochester                 | 740  |
| Former Police Station, Chatham                         | 755  |
| Pentagon, Chatham                                      | 756  |
| Tesco, The Brook, Chatham                              | 760  |
| Junction of Pier Road and Medway Road, Gillingham      | 810  |
| Meeting Hall, Queens Road, Gillingham                  | 816  |
| Interface Land, Chatham Maritime (both sites combined) | 820  |
| Land at Robins and Day                                 | 822  |
| Chatham Docks, Chatham                                 | 824  |
| 111 Rainham Road (Jezreels), Gillingham                | 853  |
| BT Switch Centre, Green Street, Gillingham             | 876  |
| 15,17,19 New Road, Chatham                             | 896  |
| Land at 54 Beacon Road, Chatham                        | 1048 |
| 101 Beacon Road, Chatham                               | 1052 |
| 6-11 New Road Avenue, Chatham                          | 1056 |
| Delivery Office Rochester High Street                  | 1080 |
| Land at Priestfield, Gillingham                        | 1089 |
| Collingwood Triangle, Brompton Barracks                | 1095 |
| Samuels Towers, Longhill Avenue, Chatham               | 1112 |
| Chatham Driving Range                                  | 1114 |
| Interface Land, Chatham Maritime (southern site)       | 820b |
| Sir Evelyn Road, Rochester                             | 282  |
| 10-40 Corporation Street, Rochester                    | 728  |
| J7, Chatham Maritime                                   | 818  |
| Land between Vanguard Way and Anthonys Way             | 648  |
| Adj to Fort Horsted, Chatham                           | 376  |
| Rochester Airfield                                     | 378  |
| A1-A5 and F1-F3, Elm Court Estate, Capstone Road       | 576  |
| Walnut Tree Farm, 155 Lower Rainham Road, Rainham      | 604  |
| Wilds Yard, Clipper Close, Frindsbury                  | 652  |
| Diggerland, Roman Way, Strood                          | 686  |
| National Grid Property Holdings, Grain Road            | 699  |
| Pit 2, Roman Way, Strood                               | 705  |
| Allhallows Holiday Park, Avery Way                     | 709  |
| North side of Commissioners Road                       | 711  |
| HMP Rochester, Sir Evelyn Road                         | 712  |
| Land to East of Chattenden Lane                        | 713  |
| Land to east of Chattenden Lane                        | 714  |
| West of Tower Hill House, Castle Street Upnor          | 717  |
| Bridge Lodge, Four Elms Hill                           | 718  |
| North of Brompton Farm Road                            | 729  |
| Amenity Land at 45-75 Chatham Grove, Chatham           | 733  |

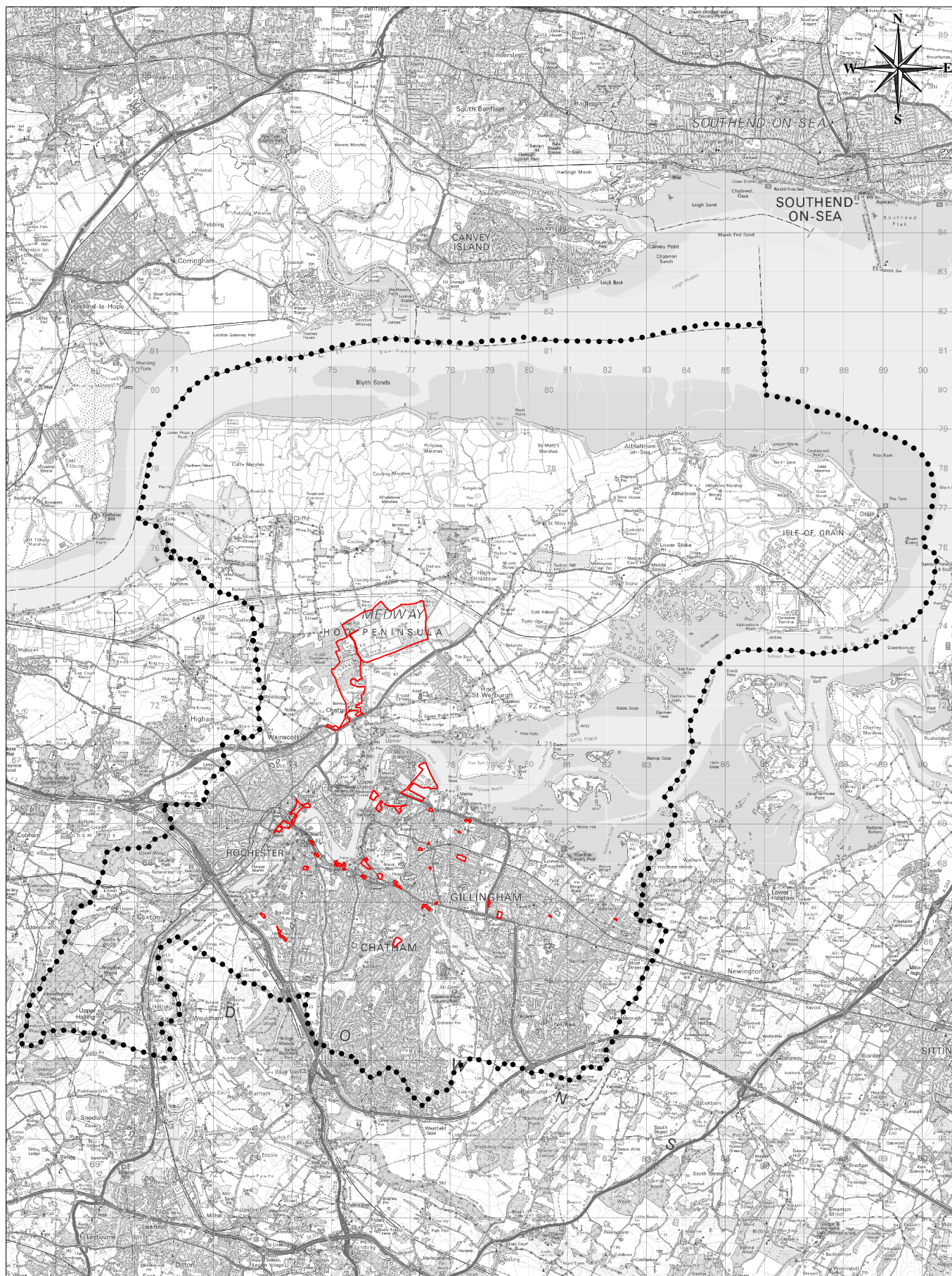
|   |      |
|---|------|
| Upnor Wharf   | 735  |
| Wooleys Orchard, land south of Lower Rainham Road   | 749  |
| BAE Sports & Social Club, Bells Lane, Hoo           | 751  |
| Land west of Hoo                                    | 753  |
| Land at Burneys Farm, Lower Stoke                   | 754  |
| Land at Green Lane, Grain                           | 768  |
| Bridgewood, Rochester                               | 773  |
| Mill Hill, Grange Road, Gillingham                  | 774  |
| Bakers Field, Station Road, Rainham                 | 775  |
| Land at West Motney Way, Rainham                    | 776  |
| Trechmanns Wharf, Rochester Road, North Halling     | 777  |
| Land at Capstone Valley, Darland Farm               | 783  |
| East of the Old Orchard, Merry Boys Road            | 789  |
| Former Equestrian Centre, Walnut Tree Farm Rainham  | 791  |
| Middle Street Farm, Grain Road, Middle Stoke        | 794  |
| Street Farmyard, Stoke Road, Hoo St Werbergh        | 795  |
| Rede Court Gravesend Road                           | 796  |
| Holy Name Church, Lower Rainham Road                | 797  |
| Chattenden Farm, Lodge Hill Lane                    | 802  |
| Former Officers Mess, Maidstone Road, Chatham       | 804  |
| Westmoor Farm, Moor Street, Rainham                 | 814  |
| Pump House 7, Leviathan Way, Chatham Maritime       | 819  |
| Machine Shop 8 Chatham Maritime                     | 821  |
| Land east of Otterham Quay Lane, Rainham            | 825  |
| Former Conoco Site/Thameside Terminal, Salt Lane    | 828  |
| Medway Bridge Marina, Manor Lane, Rochester         | 829  |
| Land to the West of North Dane Wood, Lordswood      | 832  |
| Medtha Bungalow, Port Victoria Road, Grain          | 833  |
| 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  |
| Former Alloy Wheels Priory Road                     | 839  |
| Land west of Maidstone & Rochester Roads, Rochester | 840  |
| Siloam Farm, Rainham                                | 847  |
| Land south of View Road, Cliffe Woods               | 848  |
| Petrol Filling Station Railway Street GILLINGHAM    | 976  |
| Bridgewood Manor Hotel, Walderslade Woods, Chatham  | 993  |
| Moor Street House                                   | 1027 |
| Mackays Lordswood Industrial Estate                 | 1033 |
| 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 |
| 116-118 Twydall Lane, Twydall                     | 1050 |
| Westmoor Farm (North) Moor Street, Rainham        | 1053 |
| South section, Maidstone Road, Rochester          | 1055 |
| 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                           | 1065 |
| 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 |
| West of Allhallows Road, Lower Stoke              | 1078 |
| Land off Church Terrace, Stoke                    | 1079 |
| Former Gym, Site C4, North Road, Chatham Maritime | 1081 |
| Land to the west of Cliffe Woods                  | 1082 |
| Wayside, Meresborough Lane, Gillingham            | 1083 |
| 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 |
| Abbots Court, Stoke Road, Hoo                     | 1090 |
| 1 Port Victoria Road, Isle of 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 |
| Sports Field No 1, Inner Lines, Brompton Barracks | 1096 |
| Cooling Road, High Halstow                        | 1103 |
| North of St James Church Cooling                  | 1104 |
| Manor Farm, Marsh Road, Halling                   | 1105 |
| Land at Lower Bloors Lane Rainham                 | 1108 |

|  |      |
|--|------|
| Steelfields, Danes Hill, Gillingham              | 1109 |
| Land at the Alps                                 | 1110 |
| North of Airport                                 | 1111 |
| Land to east of High Halstow                     | 1113 |
| Interface Land, Chatham Maritime (northern site) | 820a |
| Tesco, Strood                                    | 843  |

## **Appendix ix – Suitable and Available Sites**





## Suitable and Available SLAA sites

## Appendix ix - Suitable and Available Sites

| Site Name  | Reference | Capacity<br>(Units) |
|--|-----------|---------------------|
| <b>Sites with Extant Residential Planning Permission</b> |           |                     |
| RSME Kitchener Barracks, Brompton                        | 33        | 267                 |
| Borough Road, Gillingham                                 | 219       | 9                   |
| Dormers, 3 Upper Luton Road, Chatham                     | 248       | 21                  |
| Lower Upnor, RSME land                                   | 443       | 20                  |
| 124 Pier Road Gillingham                                 | 471       | 8                   |
| Car Park The Terrace Rochester                           | 484       | 14                  |
| Safety Bay House Warwick Crescent Rochester              | 486       | 9                   |
| Southern Water Site Capstone Road Chatham                | 524       | 69                  |
| 195 Princes Avenue Walderslade                           | 559       | 15                  |
| Colonial House Quayside                                  | 632       | 253                 |
| Temple Waterfront, Roman Way, Strood                     | 685       | 620                 |
| Former Earl Community Centre, Albatross Avenue           | 746       | 18                  |
| Between Cross Street & The Brook, Chatham                | 757       | 118                 |
| Tesco, Strood  | 843       | 12                  |
| Retail Core(High St,Jeffrey St,King St) Gillingham       | 875       | 91                  |
| R/O 73,75-77 High Street, Rochester                      | 880       | 9                   |
| Bridgeside Warwick Crescent Rochester                    | 914       | 12                  |
| Adjacent to Staples Medway Street Chatham                | 983       | 80                  |
| Adjacent to Bus Station Medway Street Chatham            | 984       | 31                  |
| 26-36 Napier Road Gillingham                             | 1018      | 6                   |
| National Tyre Station Road Strood                        | 1039      | 20                  |
| Greatfield Lodge, Darnley Road, Strood                   | 1100      | 21                  |
| <b>Total</b>   |           | <b>1723</b>         |
| <b>Sites without Planning Permission</b>                 |           |                     |
| 89 Ingram Road, Gillingham                               | 3         | 5                   |
| Layfield Road  | 11        | 6                   |
| Lodge Hill (Chattenden) Ministry of Defence Estate       | 50        | 5000                |
| Strood Riverside, Canal Road                             | 90        | 394                 |
| 1-35 High Street, Chatham (Grays Garage)                 | 102       | 54                  |
| Civic Centre and Janes Creek                             | 137       | 398                 |
| Sports Ground, Featherby Road                            | 158       | 91                  |
| East of Gillingham Golf Course                           | 164       | 8                   |
| 56A Pump Lane, Rainham                                   | 177       | 7                   |
| 274-276 Station Road Rainham                             | 182       | 6                   |
| Beacon Hill  | 236       | 37                  |



|  |      |             |
|--|------|-------------|
| Sorting Office, The Paddock, Chatham                   | 249  | 25          |
| R/O 329 - 377 (Featherstones) High St ROCHESTER        | 598  | 120         |
| Watermill Wharf, Canal Road, Strood                    | 657  | 19          |
| 82 Jeffery Street, Gillingham                          | 663  | 6           |
| Ex Service Stn, adj 86 Corporation Street, Roch        | 700  | 29          |
| Land rear of former St Matthews School, Borstal        | 708  | 12          |
| 46-86 Corporation Street, Rochester                    | 731  | 27          |
| Communal areas, John Street, Rochester                 | 740  | 5           |
| Former Police Station, Chatham                         | 755  | 40          |
| Pentagon, Chatham                                      | 756  | 29          |
| Tesco, The Brook, Chatham                              | 760  | 60          |
| Junction of Pier Road and Medway Road, Gillingham      | 810  | 25          |
| Meeting Hall, Queens Road, Gillingham                  | 816  | 5           |
| Interface Land, Chatham Maritime (both sites combined) | 820  | 525         |
| Land at Robins and Day                                 | 822  | 84          |
| Chatham Docks, Chatham                                 | 824  | 2000        |
| 111 Rainham Road (Jezreels), Gillingham                | 853  | 9           |
| BT Switch Centre, Green Street, Gillingham             | 876  | 17          |
| 15,17,19 New Road, Chatham                             | 896  | 8           |
| Land at 54 Beacon Road, Chatham                        | 1048 | 10          |
| 101 Beacon Road, Chatham                               | 1052 | 17          |
| 6-11 New Road Avenue, Chatham                          | 1056 | 15          |
| Delivery Office Rochester High Street                  | 1080 | 7           |
| Land at Priestfield, Gillingham                        | 1089 | 150         |
| Collingwood Triangle, Brompton Barracks                | 1095 | 50          |
| Samuels Towers, Longhill Avenue, Chatham               | 1112 | 12          |
| Chatham Driving Range                                  | 1114 | 79          |
| <b>Total</b>   |      | <b>9391</b> |