



Strategic Land Availability Assessment (SLAA)

January 2017

Medway
COUNCIL
Serving You



Contents

| | |
|---|-----------|
| Executive Summary | 1 |
| Introduction | 2 |
| Background | 4 |
| Medway SLAA 2015 | 4 |
| Medway SLAA Review 2017 | 4 |
| Site Identification | 6 |
| Assessment Area | 6 |
| Site Size | 6 |
| Desktop Review | 6 |
| Call for Sites | 6 |
| Village and Urban Boundary Review | 7 |
| Broad Locations Assessment | 7 |
| Summary | 8 |
| Site/Broad Location Assessment | 9 |
| Overall Methodology | 9 |
| Broad Assessment | 9 |
| Suitability | 9 |
| Sensitivity/Sustainability Check | 18 |
| Availability | 18 |
| Development Potential | 18 |
| Typical Densities | 19 |
| Achievability | 19 |
| Conclusions | 20 |
| Housing Trajectory | 21 |
| Next Steps | 21 |
| Appendix 1 – All sites Assessed | 22 |
| Appendix 2 – Stage 1 Screening – Sites too small, schools, completed or under construction | 38 |
| Appendix 3– Stage 2 Screening – Sites with Extant Planning Permission as at 31/12/2016 | 43 |
| Appendix 4 – Stage 3 and 3a Screening – Sites with Environmental Designations and identified for non-residential uses | 45 |
| Appendix 5 – Stage 4 Suitability, Availability & Development Potential and Capacity | 50 |
| Appendix 6 – SLAA Site Maps | 63 |

Executive Summary

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to prepare Strategic Land Availability Assessments (SLAA) to demonstrate the availability of potential development sites within their administrative boundary.

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.

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

This is the second iteration of the SLAA following the commencement of the preparation of a new Local Plan for Medway. The council has taken account of comments made on the SLAA published in 2015, and updated some aspects of the methodology and considered additional information provided about sites. The council followed a structured process to identify and assess the availability and suitability of sites and broad locations for development, and calculate their development potential. The process has involved a series of screening stages that include consideration of key constraints to development. A detailed assessment against a range of sustainable development criteria was then carried out to determine the suitability of development. Information was reviewed to determine the availability of sites for development and a calculation of development capacity and a delivery timetable was provided.

This SLAA accompanies the Development Options consultation document prepared as part of the process in drafting a new Local Plan for Medway. The consultation document has identified a number of broad locations that may provide options for Medway's development strategy in the new Local Plan.

The Medway SLAA 2017 focuses on the potential for residential development. Initial work has been carried out on land availability for commercial uses. However work is ongoing and further assessments will be carried out later in 2017 following the outcome of the Local Plan Development Options consultation. This work will be published in the subsequent iteration of the Medway SLAA to accompany the next stage of Local Plan preparation.

A total of 53 sites were deemed to be suitable, available and achievable for residential development. This amounted to a potential for 5,980 new residential units across Medway. This excludes sites with planning permission, which form a core part of Medway's land supply. Through the preparation of the new Medway Local Plan, the council will assess the potential for identifying strategic locations and approaches that could bring forward additional sites that are suitable and capable of delivering sustainable development.

Introduction

What is a SLAA?

The Medway Local Plan 2012-2035 is required to identify land to meet the area's development needs. This includes land for housing, employment, retail, services and wider infrastructure. The Strategic Land Availability Assessment (SLAA) is a part of the process for identifying land to be included within the Local Plan. It assesses land for housing and economic development uses to identify sites that are the most appropriate to be taken forward through the Local Plan process. The assessment considers the suitability of land for development, and the likelihood of development coming forward (the availability and achievability).

The SLAA is a key piece of evidence that will inform the preparation of the new Local Plan. It also 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.

A SLAA does not allocate land for development or indicate that land will be granted planning permission in the future. It simply identifies sites and broad locations with development potential. It lists and maps land which is considered to be available and may be suitable (i.e. that is not constrained by specific factors). The decision regarding where development should be located in the future will be made through Local Plans (including the Sustainability Appraisal), and through the development management process when judging planning applications. It is a tool to help identify which sites or broad locations are the most suitable and deliverable for particular types of development.

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. 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. It forms part of the evidence base for the Local Plan.

Policy Context

In 2012 national planning policy was updated with the introduction of the [National Planning Policy Framework](#) (NPPF). This set the national policy framework within which Local Plans are a part. In 2014 this was supplemented by the [Planning Practice Guidance](#) that provides further direction on the function and importance of the SLAA process.

Paragraph 159 of the NPPF sets the requirement for local planning authorities to prepare a SLAA as a part of the Local Plan evidence base to aid understanding of the housing need in their area:

‘prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.’

The planning practice guidance provides further detail of this requirement, and outlines the process to be followed. It stipulates that the SLAA should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability) - Paragraph: 001 Reference ID: 3-001-20140306¹.

¹ Planning Practice Guidance – [Housing and economic land availability assessment](#)

Background

Medway SLAA 2015

This current document replaces the Medway SLAA 2015 that was published in November 2015. That earlier document was published following a 'call for sites' in Spring 2014 and a desktop review of sites and reference to previous land availability assessments undertaken by the Council.

The Medway SLAA 2015 reviewed 426 sites for their development suitability and identified 89 sites within the authority area that were assessed to be suitable and available for development. These sites provided a capacity of 11,381 residential units on SLAA sites (5,000 of which came from Lodge Hill). This was short of the additional capacity required to contribute to meeting the Council's objectively assessed need for housing (OAN) of 29,463 units over the plan period 2012-2035.

The level of housing need was determined in 2015 through analysis of government household projections, and consideration of local factors such as economic growth. This work was carried out by independent consultants commissioned to ascertain Medway's housing and economic development needs. These analytical reports are a key part of the plan making process. A Strategic Housing Market Assessment was published in January 2016 as a part of the Issues & Options consultation stage on the Local Plan.

In carrying out the assessment to produce the Medway SLAA 2015, the Council applied the principles of sustainable development outlined in national planning policy and guidance. It identified criteria used to assess different aspects of sustainable development, to determine the suitability of land for development. The criteria used in the analysis covered: ecological potential, designated habitats, landscape, heritage, flood risk, air quality, noise, contamination, facilities & services accessibility, public transport accessibility, strategic highway network accessibility, site access, site developability, amenity/overlooking, agricultural land, open space and employment land. A high percentage of sites that were assessed to be suitable for development were brownfield sites.

Medway SLAA Review 2017

Following the publication of the SLAA in the winter of 2015-16, comments were welcomed on the results and methodology as part of the wider Issues and Options Local Plan Consultation 2016 in January and February 2016. A total of 44 responses on the SLAA were received and covered a range of matters. The comments generally focused on the need to review the following criteria and aspects of the assessment: facilities accessibility scoring, landscape, green belt, agricultural land, employment, site size and density.

Following consideration of the comments received and the Council's own internal review it was decided to update the process for reviewing and assessing sites in preparing further iterations of the SLAA to inform the Local Plan preparation. These changes sought to review the screening process, some of the suitability criteria and density/development potential.

The broad updates to the SLAA process were as follows:

Screening – sites were removed at this early stage if they fell into one or more of the following criteria:

- under construction or completed since the last SLAA
- school sites
- had planning permission (as at 31/12/2016)
- National or international environmental designation, flood risk 2 or 3 (occupying a significant proportion of the site)
- Identified for specific uses required to meet wider development needs, such as employment land and open space.

Suitability - adjustments included:

- Facilities accessibility - split into 3 new broader criteria (centres, educational facilities and open spaces)
- Transport - was reviewed so that the proximity of the site to an existing transport interchange (bus stop or train station) was inputted. Also if the site had a capacity of greater than 10 units then it was seen as potentially being able to provide a contribution to improve public transport accessibility
- Landscape and ecology – had been presented as two separate criteria in the SLAA 2015. It was found that there was limited and varying levels of information available on the details of site ecological interests, outside of designated areas, in absence of site survey work that would inform a planning application. The council therefore took a precautionary approach to assessing the potential of ecological interests of sites, which provided the starting point that all land had the potential for biodiversity value, and further assessments would be required in support of a development proposal. Greater distinction could be provided for landscape assessment, based on the Medway Landscape Character Assessment 2011 and condition and sensitivity criteria outlined in the document. The Medway 2017 SLAA has presented the assessment of environmental criteria under a revised sub-category of landscape and environment.
- Removal of some criteria – this reflected areas where there was limited information for assessment at site level, or standard approaches taken to assessing impacts – noise and residential amenity. The adjustments also involved those criteria used for screening potential sites at the early stages of the SLAA process - designated habitats and employment land. The council has commissioned a Strategic Transport Assessment that will provide a detailed assessment of the potential impact of development on the highway network capacity. This latter criteria was removed for this iteration of the SLAA 2017, but will be assessed in more detail in the next update of the Medway SLAA.

Density – the density calculations were revisited to be more reflective of the distinct characteristics of Medway's urban, suburban and rural areas, and to take account of the different types of dwellings (flats and houses). The geographical areas were split into 6 categories and divided between gross and net. The capacity was then calculated on the gross density.

Development Potential – sites were split down into preferred uses, including residential, employment, retail and mixed use. This iteration of the SLAA has focused on residential uses. Following the public consultation being held in early 2017 on the Local Plan Development Options, and the anticipated completion of the retail study, further work will be carried out to assess the mixed use opportunities of sites, along with those more suited to employment, retail and other commercial uses, and subsequently published in a new SLAA report, to inform the next stage of the Local Plan preparation.

Site Identification

Assessment Area

The assessment area is the Medway Council administrative boundary.

Site Size

The government's planning policy guidance was used to define 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 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.'

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 parts of the district with smaller Brownfield regeneration sites.

Desktop Review

In order to identify as wide a range of sites as possible, a comprehensive desktop review of information sources was undertaken:

- The extant Medway 2003 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 underutilised land in Local Authority ownership (for example school sites, highways land or open space)

Call for Sites

In addition to the Desktop review the Council undertook a 'Call for Sites' to inform the scope of the Medway SLAA 2015; this ran between Friday 14th March and Friday 9th May 2014. The purpose of the

Call for Sites process was to help identify land that developers and/or landowners, and wider stakeholders such as parish council may wish to consider for development. It was publicised through the following methods:

- Public Notice in the Medway Messenger
- Public Notice in Libraries
- Council Website
- Mail Shot (Post and email)
- Internal Liaison

The distribution list for the mail shot included:

- Statutory Consultees
- Other Local Authorities
- Parish Councils
- Gypsy and Travellers Organisations
- Stakeholder/Community Organisations
- Local Agents (Planning Department Contacts Database)
- Land owners and developers
- Interested residents (Planning Policy Consultation Database)

Following the publication of the SLAA in November 2015 the Council has accepted new sites submitted for consideration. There have been a total of 19 new sites submitted to the Council and included for consideration in this version of the Medway SLAA in 2017.

Village and Urban Boundary Review

Officers have undertaken a village and urban boundary review in support of the Local Plan process. This involved a desktop analysis of the present urban boundary defined in the Medway Local Plan 2003, to identify the potential amendments to the boundary and then site survey work to assess the potential for changes. This assessment identified additional sites that were considered for screening and assessing suitability and availability through the SLAA process.

The sites identified as a part of this process were fed into the SLAA process in order to test their potential for development subject to location and the outcomes of the survey work. A total of 55 sites were identified for testing through the SLAA.

Broad Locations Assessment

The planning practice guidance also encourages the assessment of sites that have not been submitted to the Council formally, but identified through a desktop review. This presents the opportunity for the development of urban extensions and new settlements to be considered.

The PPG states:

'Plan makers should not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may have a part to play in meeting the development needs of an area.' (Reference ID: 3-011-20140306²)

The Council as a part of the SLAA process has identified wider spatial options to be included in the SLAA to allow for larger comprehensive developments to come forward. In some areas, these are adjacent to SLAA sites submitted and in addition to them, but also represent potential for extensions to villages and urban areas in Medway. This process has identified 21 sites.

The council has included these areas as part of the potential spatial options for consultation in the Medway Local Plan Development Options document. Initial work has been carried out to assess the development potential of these strategic locations for residential, employment, retail, infrastructure, open space and community uses. This work has identified a number of constraints in such areas, including the best and most versatile agricultural land, infrastructure dependencies and impacts, landscape considerations, and potential viability and deliverability challenges. These constraints have been recorded in the SLAA assessment as impacting on the suitability of sites. The wider work on the Local Plan, including the Development Options consultation and iterative Sustainability Assessments, will determine which locations and approaches to development represent the most sustainable strategy for Medway's growth to promote in the new Local Plan.

Summary

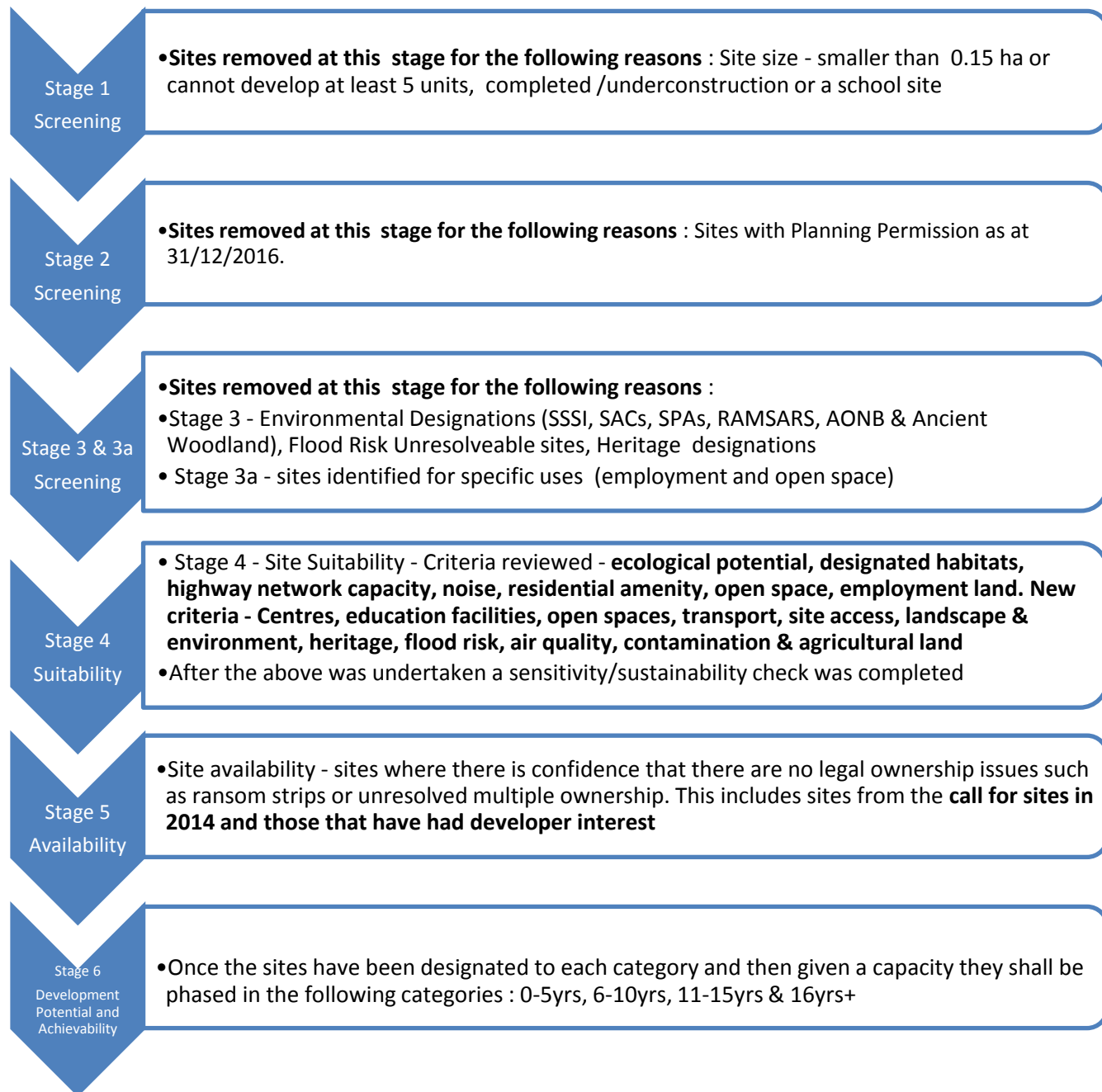
In total 740 sites were identified through the Desktop Review and the call for sites. These are listed at Appendix 1.

² Planning Policy Guidance – [Housing and economic land availability assessment](#)

Site/Broad Location Assessment

Overall Methodology

The new methodology and process for assessment was outlined below in the table below.



Broad Assessment

Suitability

Following the review of the suitability criteria, an updated approach was developed and used to assess suitability. The updated criteria are outlined in the table below.

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| | Green | Yellow | Red | <i>National Policy & Guidance Justification</i> |
|----------------|--|--|--|--|
| Centres | The majority of the site is located within 400m of a 'centre'. | The majority of the site is located within 800m of a 'centre'. | No 'centre' is located within 800m of the site | <p>Locating new development in close proximity to existing services and facilities is a key principle of sustainable development which is strongly supported by national policy.</p> <p>Paragraph 69 of the NPPF states “...the planning system can play an important role in facilitating social interactive and creating healthy, inclusive communities.”</p> <p>Paragraph 70 goes on to state: “To deliver social, recreational and cultural facilities and services the community needs, planning policies and decisions should (i) plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. (ii) guard against the unnecessary loss of valued facilities and services, (iii) ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;</p> |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| | Green | Yellow | Red | National Policy & Guidance Justification |
|-----------------------------|--|--|--|--|
| | | | | <i>and (iv) to ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</i> |
| Education Facilities | An 'educational facility' is located with 400m of the site | An 'educational facility' is located within 800m of the site | No 'educational facility' is located within 800m of the site | <p>Identifying the distance from proposed sites to key services ensures that the most sustainable sites are given preference. Of particular focus, Paragraph 37 of the NPPF states that there should be a <i>"balance of land uses within [an] area so that people can be encouraged to minimise journey lengths for employment shopping, leisure, education and other activities."</i></p> <p>Paragraph 38 of the NPPF states: <i>"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."</i></p> |
| Open Spaces | An 'open space' is located with 400m of the site | A 'open space' is located within 800m of the site | No 'open space' is located within 800m of the site | <p>The NPPF promotes the protection and enhancement of existing open space, public rights of way and bridleways.</p> <p>Paragraph 74 of the NPPF states that <i>"existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment</i></p> |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| | Green | Yellow | Red | National Policy & Guidance Justification |
|--------------------|--|---|---|--|
| | | | | <i>has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements”.</i> |
| Transport | The site is within 400m of an existing bus stop or 800m of a train station | This site is not within a 400m of a bus stop or 800m of a train station, but is of a size that would warrant the provision of public transport accessibility on site (10 units or 1,500m ² – 2014 Medway Developer Contributions Guide). | The site is below a capacity of 1,500m ² or 10 units and not within 400m of a bus stop or 800m of a train station. | <p>The NPPF explicitly seeks to promote the use of sustainable transport, stating at Paragraph 29: <i>“The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.”</i> Paragraph 34 goes on to state: <i>“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.”</i></p> <p>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.</p> |
| Site Access | A (suitable) vehicular access exists | It is likely a (suitable) vehicular access could be created (within site ownership or highways land). | It is unlikely that a (suitable) vehicular access could be created | Highway access, both for residents’ vehicles and service vehicles (as well as pedestrian and cyclists) is considered an essential component of new development. Paragraph 35 of the NPPF states that <i>“developments should be located and designed where</i> |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| | Green | Yellow | Red | National Policy & Guidance Justification |
|------------------------------------|---|---|--|--|
| | | | | <p><i>practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and avoiding street clutter.”</i></p> <p>Establishing the capacity to deliver adequate highways access is essential to the operation of a development site. Access to a site may be feasible, but may be constrained in its capacity, thereby reducing the overall capacity of the site to accommodate new development.</p> |
| Landscape & Environment | Sites that are PDL, outside of the Medway LCA 2011 or within landscape that has both a poor condition and low sensitivity | Either or both the sensitivity or condition of the landscape is moderate as per the Medway LCA 2011 | The site falls within a landscape of either or both of high sensitivity and good condition in the Medway LCA 2011. | <p>The NPPF recognises the intrinsic character and beauty of the countryside and promotes the use of the planning system to protect and enhance value landscapes. This is noted at Paragraph 109, which states that “<i>the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes”.</i></p> <p>As mentioned above, the NPPF makes reference to the importance of land of high environmental value; by taking this into account of the impact of development on key views, the SLAA ensures that valued views are</p> |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| | Green | Yellow | Red | National Policy & Guidance Justification |
|-------------------|---|--|---|--|
| | | | | given protection where it is feasible to do so. |
| Heritage | <p>Development is unlikely to impact upon any designated heritage assets</p> <p>Site is remote from any heritage assets</p> | <p>Development may have an impact upon designated heritage assets</p> <p>Site includes or is in close proximity to a heritage asset and may therefore have an impact.</p> | <p>Development is likely to have a significant impact upon designated heritage assets</p> <p>Development would be likely to result in complete or partial loss of heritage asset.</p> | <p>The NPPF states that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Paragraph 132 of the NPPF, states that “...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...”</p> |
| Flood Risk | <p>Site is at low risk of flooding.</p> <p>Site is in Flood Zone 1 or 2</p> <p>And</p> <p>Site is not an area of high surface water flooding risk</p> | <p>Level of flood risk is acceptable</p> <p>Site is in Flood Zone 3a but has passed the Exceptions Test</p> <p>Or</p> <p>Site is in area of high surface water flooding risk</p> | <p>Level of flood risk is unacceptable</p> <p>Site is in Flood Zone 3a but has not passed the Exceptions Test</p> | <p>Within the NPPF, there is a strong commitment to use the planning system to minimise vulnerability and improve resilience to the impacts of climate change. This includes making sure that inappropriate development in areas at risk of flooding is avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. By taking account of a site’s flood risk this can be factored in to decisions regarding its allocation for development.</p> <p>Paragraph 100 of the NPPF states:</p> |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| | Green | Yellow | Red | National Policy & Guidance Justification |
|--------------------|---|--|--|--|
| | | | | <i>"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."</i> |
| Air Quality | <p>Site is not within or adjacent to an AQMA; nor is contamination suspected.</p> <p>Traffic generated by the development is not expected to route through AQMA (or potential AQMA)</p> | <p>Site is not within or adjacent to an AQMA.</p> <p>Traffic generated by development is expected to route through AQMA (or potential AQMA) but site will accommodate less than 200 units.</p> | <p>Site is within or adjacent to an AQMA.</p> <p>Or</p> <p>Traffic generated by development is expected to route through AQMA (or potential AQMA) and site will accommodate more than 200 units.</p> | <p>The NPPF recognises the role the planning system plays in reducing pollution and limiting development which contributes the poor air quality.</p> <p>Paragraph 124 of the NPPF states: <i>"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."</i></p> <p>Locally, Medway has declared three AQMAs to help to manage air quality in the borough: Central Medway, Pier Road and High Street/Rainham Town Centre. Therefore, this</p> |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| | Green | Yellow | Red | National Policy & Guidance Justification |
|--------------------------|---|---|---|--|
| | | | | <p>criterion only applies to sites within or close to these designated areas. More details can be found on the AQMAs on the Council's website. Additionally, the Newington AQMA in Swale Borough also has a relationship with traffic generated within Medway.</p> <p>Further work on assessing the impact on air quality will be carried out as part of the Strategic Transport Assessment.</p> |
| Contamination | Contamination is not suspected on the site | Contamination is known or suspected on site but remediation is considered to be deliverable | Contamination is known or suspected on the site but remediation is expected to be undeliverable | <p>Contamination can have a significant effect on the achievability of sites, particularly if the contamination requires costly remedial action. Establishing the presence of contamination in the SLAA ensures that the Council can make reasonable assumptions about sites' achievability for development.</p> <p>Paragraph 109 of the NPPF states that <i>"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."</i></p> |
| Agricultural Land | The site is PDL or within ALC classification urban, non-agricultural, grade | ALC grade 3 | ALC Grade 1& 2 | The NPPF states that local planning authorities should take into account the economic and other benefits of the best and |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| | Green | Yellow | Red | <i>National Policy & Guidance Justification</i> |
|--|------------|--------|-----|--|
| | 5, grade 4 | | | <p>most versatile agricultural land. Paragraph 112 of the NPPF states: “<i>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.</i>”</p> <p>The SLAA identifies the quality of the agricultural land on potential development sites through the SLAA. It is noted that Grade 3a is considered of best and most versatile land, but access to the breakdown of information within Grade 3 is mixed. Further agricultural land assessments would be needed for consideration of sites.</p> |

Sensitivity/Sustainability Check

A final site sift was carried out based on all information held, including any additional information provided by the landowner/developer and site survey work. On a number of sites the potential for development was limited by a range of constraints. In some instances it was determined that these constraints might be satisfactorily addressed by the provision or improvement of infrastructure. If this was the case, then the site could be included in the SLAA, subject to further review during the work.

Other sites that were found to be potentially suitable, but only as part of a wider area rather than in isolation, will be subject to the outcomes of the Development Options consultation (January- March 2017) and subsequent work in determining a preferred development strategy for the draft Local Plan.

Availability

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.

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 a developer interview process.

The developer interviews took place in December 2014 and January 2015. All those who had responded to the call for sites were invited to meet with planning 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.

Development Potential

The Guidance (Reference ID: 3-017-20140306³) advises that an estimate 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.

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.

³ Planning Policy Guidance – [Housing and economic land availability assessment](#)

Medway Council does not currently possess a policy on density in its saved policies of the 2003 Local Plan. Therefore the approach adopted was to estimate development potential using existing development schemes, the methodology for which is set out below.

The calculation of the development potential of identified sites has involved a two-stage process, first applying a typical site density, and then considering any supplementary site-specific information using the professional judgment of Council officers.

Typical Densities

This has been informed by reviewing recent local planning permissions, to get a realistic understanding of densities that are being achieved in Medway. The analysis assessed gross and net site size and the number of units permitted to calculate a gross and net density⁴. In order to establish a more realistic picture, an analysis of density in different geographical areas was calculated to reflect urban, suburban and rural typologies.

Planning applications submitted after 1st April 2012 have been considered on the basis that these will be broadly NPPF compliant and were reviewed with input from Medway Council's urban design team to calculate approximate densities appropriate to each area.

| Character Area | Net Density (dph) | Gross Density (dph) |
|-------------------------------|-------------------|---------------------|
| Rainham & Capstone | 42 | 25 |
| Hoo Peninsula & Medway Valley | 32 | 20 |
| Strood | 48 | 28 |
| Medway Urban Periphery | 79 | 35 |
| Medway Urban Centre (Houses) | 79 | 35 |
| Medway Urban Centre (Flats) | 275 | 140 |

Achievability

⁴ **Gross density** – any density figure for a given area of land that includes uses other than residential (such as transport infrastructure & open space etc)

Net density – a density figure for a given area of land that excludes land that is non-residential

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

Conclusions

In summary a total of 53 sites were deemed to be suitable, available and achievable for residential development. This amounted to a potential for 5,980 new residential units across Medway. Initial work has been carried out on land availability for commercial uses, although it is not yet complete and will be concluded in the next iteration of the SLAA. This is due to be published later in 2017 following the outcome of the Local Plan Development Options consultation.

Figure 1. Suitable and Available Sites and Break Down

| Development Potential | No. of Sites | Capacity |
|-----------------------|--------------|----------|
| Residential | 53 | 5,980 |

For any potential mixed use sites, only residential capacity has been calculated at present. Further investigation and possible negotiation is needed.

This was a reduction of 29 suitable and available sites when compared with the 2015 SLAA. To provide a more informed basis to this SLAA update, some employment sites, such as land at Kingsnorth and Grain, were removed from the assessment at an earlier stage. A number of sites have also been granted planning permission since the last SLAA was published and these have now also been excluded.

Figure 2. Stages of Sites Removal in SLAA 2016

| Stage | No. of Sites | No. of Sites Removed | No. of Remaining Sites |
|--------------|--------------|----------------------|------------------------|
| All sites | 740 | - | - |
| Stage 1 | 740 | 227 | 513 |
| Stage 2 | 513 | 58 | 455 |
| Stage 3 & 3a | 455 | 193 | 262 |
| Stage 4 | 262 | 134 | 128 |
| Stage 5 | 128 | 68 | 60* |

*of these, 53 were identified for residential use. The remaining 7 were identified as suitable for commercial use and will be assessed in the next SLAA iteration.

The SLAA has also been used to indicate areas with potential for growth that have informed the development of the Reg.18 Development Options document and its spatial options. It has indicated areas that could see growth if sites were to emerge as part of comprehensive schemes for development, but where sites individually are not suitable.

Housing Trajectory

The latest housing trajectory was published in December 2016 in the Authority Monitoring Report (AMR) Volume 2, which demonstrates the position as at 31/3/2016. This SLAA report is an update to the figures presented in the AMR document, and includes extant SLAA sites that received permission between 1/4/2016 and 31/12/2016; the latest position can now be seen below:

| Year | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 0-5 yrs | 6-10 yrs | 11-15 yrs | 16+yrs | TOTAL |
|---|-------|-------|-------|-------|------------|------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|--------------|
| Large site apps (as at 31/3/2016) | - | - | - | - | 583 | 893 | 895 | 884 | 736 | 3991 | 1543 | 390 | 24 | 5948 |
| Small site apps (as at 31/3/2016) | - | - | - | - | 112 | 63 | 97 | 13 | 16 | 301 | 2 | - | - | 303 |
| MLP Allocation | - | - | - | - | 0 | 0 | 9 | 108 | 171 | 288 | 18 | 5 | 45 | 356 |
| 2017 SLAA pipeline sites | - | - | - | - | 0 | 0 | 45 | 227 | 617 | 889 | 2271 | 731 | 2089 | 5980 |
| Extant SLAA sites that received permission between 1/4/2016 and 31/12/2016 | - | - | - | - | - | 18 | - | - | 60 | 78 | 350 | 31 | - | 459 |
| Windfall allowance | - | - | - | - | - | - | 202 | 202 | 202 | 606 | - | - | - | 606 |
| TOTAL | | | | | 695 | 974 | 1248 | 1434 | 1811 | 6162 | 4334 | 1157 | 2158 | 13652 |

Next Steps

Following the consultation of the Regulation 18 Development Options document, the SLAA shall be reviewed again following consideration of the responses received from members of the public, site promoters and wider stakeholders. This shall be undertaken in Spring 2017. From this review development allocations will be taken forward as part of the Regulation 19 Publication Draft version of the Local Plan.

Appendix 1 – All sites Assessed

| Site Name | Site Ref |
|--|----------|
| Recreation Ground, Pottery Road, Hoo St Werburgh | 0001 |
| 89 Ingram Road, Gillingham | 0003 |
| Hillyfields Junior School, Ingram Road, Gillingham | 0007 |
| Tangmere Close, Gillingham | 0008 |
| Gillingham Cemetery extension | 0009 |
| Hillyfields, Gillingham | 0010 |
| Land between Pier Road & Layfield Road, Gillingham | 0011 |
| Hillyfields, Gillingham | 0012 |
| Medway House, 277 Gillingham Road | 0013 |
| Playground, Parr Avenue, Gillingham | 0014 |
| St Mary Magdalene Church, Church Green, Gillingham | 0016 |
| Rear of 1-21 Dial Road, Gillingham | 0020 |
| Forge Lane, Gillingham | 0023 |
| Davenport Avenue, Gillingham | 0024 |
| Cleveland Road, Gillingham | 0025 |
| Milner Road, Gillingham | 0026 |
| The Strand, Gillingham | 0030 |
| Castlemaine Avenue | 0031 |
| RSME Kitchener Barracks, Brompton | 0033 |
| Retailing In Gillingham,High,Skinner,Jeffrey Strts | 0039 |
| Recreation Ground, Vidgeon Avenue, Hoo St Werburgh | 0045 |
| Rear of Hundred of Hoo School | 0046 |
| Lodge Hill (Chattenden) Ministry of Defence Estate | 0050 |
| Clarendon Drive, Strood | 0051 |
| Allotments, Cromer Road, Strood | 0052 |
| St Marys CP School, Strood | 0053 |
| Clarendon Drive, Strood | 0067 |
| Allotments Clarendon Drive, Strood | 0068 |
| Broom Hill, Strood | 0069 |
| Hancock Close, Strood | 0070 |
| Playing Field at Hilltop CP School, Strood | 0071 |
| Temple Mill Primary School | 0072 |
| Recreation Ground, Miller Way, Wainscott | 0073 |
| Millfordhope Road, Strood | 0076 |
| St Nicholas C of E School, London Road, Strood | 0079 |
| St Nicholas Church, London Road, Strood | 0080 |
| Albert Place, Strood | 0081 |
| Carnation Road, Strood | 0082 |
| Columbine Close, Strood | 0083 |
| Recreation Ground, Cliffe Road, Strood | 0084 |
| English Martyrs RC School | 0085 |
| Abbey Court School, Strood | 0086 |
| Gravesend Road, Strood | 0088 |
| Strood Riverside, Canal Road | 0090 |
| The Shades, Strood | 0091 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| Gun Wharf, Chatham | 0092 |
| 320 - 344 High Street inc. 42 New Road, Rochester | 0100 |
| 1-35 High Street, Chatham (Grays Garage) | 0102 |
| Chatham Historic Dockyard | 0104 |
| Inner Lines, Brompton | 0106 |
| Playground, Brompton Hill, Brompton | 0108 |
| Watermill Gardens, Canal Road, Strood | 0109 |
| Esplanade, Rochester | 0110 |
| Darnley Road, Strood | 0111 |
| Carnation Road, Strood | 0112 |
| Darnley Road, Strood | 0113 |
| Adj to M2, Strood | 0114 |
| Fulmar Road, Strood | 0115 |
| Sherwin Knight CP School | 0116 |
| Sherwin Knight CP School | 0117 |
| Darnley Road, Strood | 0118 |
| Carnation Road, Strood | 0119 |
| Darnley Road, Strood | 0120 |
| Bligh Way, Strood | 0121 |
| Chapter School, Strood | 0122 |
| Thurston Drive, Strood | 0123 |
| Strood Sports Centre | 0124 |
| Chapter School, Strood | 0125 |
| Knights Place Sports Ground, Strood | 0126 |
| Bligh CP School, Strood | 0127 |
| Elaine Avenue CP School | 0128 |
| Recreation Ground, Darnley Road, Strood | 0129 |
| Recreation Ground, Northcote Road, Strood | 0130 |
| Cuxton Road, Strood | 0131 |
| Recreation Ground, Winston Road, Strood | 0132 |
| Esplanade, Rochester | 0133 |
| Church Green Recreation Ground, Rochester | 0134 |
| Civic Centre Strood | 0137 |
| Former Bishopcourt Kitchen Garden, Love Lane, Roch | 0141 |
| Adj to 23 Love Lane, Rochester | 0142 |
| St Bartholomews Hospital, New Road, Rochester | 0144 |
| Singapore Drive, Brompton | 0145 |
| The Vines, Rochester | 0146 |
| The Paddock, Rochester | 0147 |
| Westbrook CP School, Brompton | 0148 |
| Garrison Sports Stadium, Brompton | 0149 |
| Recreation Ground, Beechings Way, Twydall | 0151 |
| Watling Street, Gillingham | 0156 |
| St Thomas of Canterbury School, Twydall | 0157 |
| Sports Ground, Featherby Road, Gillingham | 0158 |
| Playground, Romany Road, Twydall | 0159 |
| Danecourt School, Gillingham | 0160 |
| Woodlands CP School, Gillingham | 0161 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|---|-----------------|
| Rookery Fields Recreation Ground, Woodlands Road, | 0162 |
| East of Gillingham Golf Course, Broadway | 0164 |
| Allotments, rear of Allington Road, Twydall | 0165 |
| Allotments, rear of Eastcourt Lane, Twydall | 0166 |
| Eastcourt Green (north), Twydall | 0167 |
| Rainham Mark Grammar School | 0168 |
| Berengrove Park, Rainham | 0169 |
| Cozenton Park, Rainham | 0170 |
| Recreation Ground, Wakeley Road, Rainham | 0171 |
| Playing Field, Solomon Road, Rainham | 0172 |
| Adj to 7 Vancouver Drive, Rainham | 0174 |
| The Howard School, Rainham | 0175 |
| Wakeley CP School, Rainham | 0176 |
| 56A Pump Lane, Rainham | 0177 |
| Dorset Square, Rainham | 0179 |
| 274-276 Station Road, Rainham | 0182 |
| Land off Granary Close, Rainham | 0187 |
| Petham Green, Twydall | 0193 |
| Beechings Green, Twydall | 0194 |
| Hawthorne Avenue, Twydall | 0195 |
| Orchard Precinct Retailing, Rainham | 0196 |
| St Margarets School, Rainham | 0198 |
| Eastcourt Green (south) Twydall | 0199 |
| Twydall Junior School | 0204 |
| Vinall Park, Gillingham | 0205 |
| Playground, Broadway, Twydall | 0206 |
| Featherby CP School, Twydall | 0207 |
| Recreation Ground, Beechings Way, Twydall | 0208 |
| Shorefields, Rainham | 0209 |
| Ten Acre Way, Rainham | 0210 |
| Land at side of The Howard School, Rainham | 0211 |
| 352-356 Luton Road, Luton | 0213 |
| Golf Course, Woodlands Road, Gillingham | 0214 |
| Rear of Sawyers Court, Chatham | 0215 |
| Playground, Chalk Pit Hill, Chatham | 0216 |
| Sports Ground, Watling Street, Gillingham | 0217 |
| Chatham Grammar School for Girls | 0218 |
| Borough Road, Gillingham | 0219 |
| Sports Ground, Watling Street, Gillingham | 0221 |
| Rowland Avenue, Chatham | 0224 |
| Chatham South School | 0226 |
| Greenvale Infants School, Chatham | 0227 |
| Gillingham Park | 0228 |
| Robert Napier School, Gillingham | 0229 |
| Playing Field, Junction Road, Gillingham | 0230 |
| Church Terrace, Luton | 0232 |
| Settington Avenue, Chatham | 0233 |
| Brambledown, Chatham | 0234 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|-----------------|
| Beacon Hill, Chatham | 0236 |
| Community Centre, Stonecross Lea, Chatham | 0237 |
| Carlton Crescent, Luton | 0238 |
| Chatham Retailing, Clover/Richard/Rhode/High Sts | 0243 |
| Upbury Manor School, Gillingham | 0244 |
| Playground, Chalk Pit Hill, Chatham | 0245 |
| Mount Road, Chatham | 0246 |
| Dormers, 3 Upper Luton Road, Chatham | 0248 |
| Sorting Office, The Paddock, Chatham | 0249 |
| Allotments, Magpie Hall Road, Chatham | 0251 |
| Sports Ground, Bournville Avenue, Chatham | 0252 |
| St John Fisher School, Chatham | 0254 |
| Jackson Recreation Ground, Rochester | 0255 |
| Arethusa Road, Rochester | 0257 |
| Playing Field, Rosebery Road, Chatham | 0258 |
| Clarence Gardens, Borstal Road, Rochester | 0263 |
| Sports Ground, Bush Road, Cuxton | 0264 |
| Watts Meadow, Rochester | 0265 |
| Manor Lane, Borstal | 0266 |
| Friston Way, Rochester | 0267 |
| Allotments, Fleet Road, Rochester | 0268 |
| Delce Junior School, Rochester | 0269 |
| Fleet Road, Rochester | 0270 |
| Allotments, Anchor Road, Rochester | 0271 |
| Allotments, City Way, Rochester | 0274 |
| St John Fisher School, Chatham | 0275 |
| Adj to 84 Priestfields, Rochester | 0276 |
| Golding Close, Rochester | 0279 |
| Balfour Junior School, Chatham | 0280 |
| Sir Joseph Williamsons Mathematical School, Roches | 0281 |
| Sir Evelyn Road, Rochester | 0282 |
| Sports Ground, Sir Cloudesley Close, Rochester | 0283 |
| Thomas Aveling School, Rochester | 0284 |
| Sir Evelyn Road, Rochester | 0285 |
| Sir Evelyn Road, Rochester | 0286 |
| Sir Evelyn Road, Rochester | 0287 |
| Maidstone Road, Rochester | 0288 |
| Reservoir, Maidstone Road, Rochester | 0292 |
| Disused Pit, rear of Mansel Drive, Borstal | 0293 |
| Fort Borstal | 0295 |
| Hill Road, Borstal | 0296 |
| Rochester Grammar School for Girls | 0297 |
| Priestfields Recreation Ground, Rochester | 0298 |
| Adj 89 Kenilworth Drive, Rainham | 0300 |
| The Platters, Rainham | 0303 |
| Adj to 75 Harvesters Close, Rainham | 0306 |
| Parkwood CP School | 0307 |
| Chesham Drive, Rainham | 0308 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|-----------------|
| Silverspot Wood, Mierscourt Road, Parkwood | 0309 |
| Callams Scrubs, Rainham | 0310 |
| Adj 2 Hoath Lane, Wigmore | 0311 |
| Adj to 38 Almond Grove, Hempstead | 0314 |
| Adj to 8 Watermeadow Close, Hempstead | 0316 |
| Rainham Park, Parkwood | 0318 |
| Mierscourt CP School, Parkwood | 0319 |
| Ryetop Playing Field, Rainham | 0320 |
| The Maillyns, Rainham | 0321 |
| Moor Park Close, Rainham | 0322 |
| Craigie Walk, Mierscourt Road, Parkwood | 0323 |
| Rainham School for Girls | 0324 |
| Mierscourt Road, Parkwood | 0325 |
| Adj 52 Mierscourt Road, Rainham | 0327 |
| Gatekeeper Chase, Rainham | 0328 |
| Peverel Green, Parkwood | 0330 |
| Deanwood CP School, Parkwood | 0331 |
| St Augustine of Canterbury School, Parkwood | 0332 |
| Mierscourt Road, Parkwood | 0333 |
| Fairview School, Wigmore | 0335 |
| Whitegate Wood, Hempstead | 0336 |
| Playing Field, Harrow Road, Hempstead | 0337 |
| Greenfinches, Hempstead | 0338 |
| Wigmore Park | 0339 |
| Hempstead CP School | 0340 |
| Playing Field, Wigmore Road, Wigmore | 0345 |
| Wigmore Reservoir & Pumping Station, Wigmore | 0346 |
| Rear of Wigmore Reservoir, Wigmore Road, Wigmore | 0351 |
| North Field Old Cement Works, Formby Road, Halling | 0352 |
| Walderslade Village | 0353 |
| Weybridge Close, Lordswood | 0356 |
| Rudge Close, Lordswood | 0361 |
| Albermarle Road, Lordswood | 0362 |
| Halling | 0363 |
| Maidstone Road, Rochester | 0365 |
| Tobruk Way, Chatham | 0368 |
| Hook Meadow, Walderslade Road, Chatham | 0369 |
| Walderslade Girls School | 0370 |
| St Thomas More RC School, Walderslade | 0371 |
| Greenacre School, Chatham | 0372 |
| East Cookham Wood, Maidstone Road, Rochester | 0375 |
| Adj to Fort Horsted, Primrose Close, Chatham | 0376 |
| Rochester Airfield | 0378 |
| Albermarle Road, Lordswood | 0382 |
| Heron Way, Princes Park | 0383 |
| Princes Avenue, Princes Park | 0384 |
| Maundene CP School, Princes Park | 0386 |
| North Dane Wood, Lordswood | 0387 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|-----------------|
| Lordswood CP School | 0388 |
| Princes Avenue, Princes Park | 0390 |
| Spinnens Acre & Swingate Schools, Lordswood | 0391 |
| Adj to Lordswood Shopping Centre | 0392 |
| Albermarle Road, Lordswood | 0393 |
| Lords Wood Lane | 0394 |
| Albermarle Road, Lordswood | 0395 |
| Allotments, Hatton Road, Lordswood | 0396 |
| Mead Green, Lordswood | 0397 |
| Lords Wood Lane | 0398 |
| Lords Wood Lane | 0399 |
| Albermarle Road, Lordswood | 0400 |
| Opal Green, Lordswood | 0401 |
| Somerset Close, Princes Park | 0403 |
| Heron Way, Princes Park | 0404 |
| Duchess of Kent Drive, Lordswood | 0405 |
| McKenzie Road, Lordswood | 0406 |
| Vixen Close, Lordswood | 0410 |
| Ballens Rough | 0411 |
| Dargets Wood | 0412 |
| Dargets Wood | 0414 |
| Land at 44-46 McKenzie Road, Lordswood | 0415 |
| Lords Wood Lane | 0416 |
| Lords Wood Lane | 0417 |
| Sundridge Drive, Walderslade | 0418 |
| Kingston Crescent, Lordswood | 0419 |
| Walderslade Road, Chatham | 0420 |
| Burma Way, Chatham | 0422 |
| Recreation Ground, Princes Avenue, Walderslade | 0423 |
| Oaklands CP School, Chatham | 0424 |
| Walderslade Road, Chatham | 0425 |
| Warren Wood CP School, Rochester | 0426 |
| Warren Wood CP School, Rochester | 0427 |
| Walderslade Road, Chatham | 0428 |
| Roosevelt Avenue, Chatham | 0429 |
| Wayfield CP School, Chatham | 0430 |
| Sports Field, Warren Wood Road, Rochester | 0433 |
| Allotments, Formby Road, Halling | 0434 |
| South of Vicarage Road, Halling | 0435 |
| Capstone Valley | 0438 |
| Borstal Manor Community School(The Pilgrim School) | 0439 |
| Garage court off St Johns Road, Hoo | 0441 |
| Lower Upnor, RSME land | 0443 |
| Garages off Tobruk Way/Burma Way, Chatham | 0448 |
| 35 Avery Way Allhallows | 0454 |
| Police Station Birling Avenue Rainham | 0456 |
| 1-3 Canal Road Strood | 0457 |
| 9 Cross Street Chatham | 0462 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|----------|
| 38 London Road Strood | 0467 |
| Mid Kent College, Horsted Maidstone Road Chatham | 0470 |
| 124 Pier Road Gillingham | 0471 |
| Land at St Mary's Island Maritime Way Chatham Mari | 0472 |
| 20 Old Road Chatham | 0476 |
| 54 and 61 Shanklin Close Chatham | 0480 |
| Car Park The Terrace Rochester | 0484 |
| Safety Bay House Warwick Crescent Rochester | 0486 |
| Courtsale Farm Pond Hill Cliffe | 0488 |
| Land rear of 7-13 New Road CHATHAM | 0493 |
| 32-34 Roosevelt Avenue Chatham | 0502 |
| Rochester Police Station Cazeneuve St Rochester | 0510 |
| Victory Pier, Pier Road (former Akzo), Gillingham | 0511 |
| Sandacres, Upnor Road, Lower Upnor | 0514 |
| Rochester Riverside | 0515 |
| Mercury Close, and adj to 62-72 Shorts Way Borstal | 0516 |
| Hoo - North East Bells Lane Hoo | 0520 |
| East of Wainscott Road Wainscott | 0523 |
| Southern Water Site Capstone Road Chatham | 0524 |
| 389 High Street CHATHAM | 0530 |
| 39-41 High Street CHATHAM | 0531 |
| 94-96 High Street CHATHAM | 0532 |
| 33 Richard Street CHATHAM | 0534 |
| 22-26 Victoria Street ROCHESTER | 0537 |
| 174-176 Canterbury Street GILLINGHAM | 0541 |
| 77 Station Road Rainham | 0544 |
| 85 Church Street GILLINGHAM | 0547 |
| 308 Luton Road Luton | 0551 |
| 195 Princes Avenue Walderslade | 0559 |
| 284-286 High Street Chatham | 0561 |
| South Thames Regional Health Authority Land | 0564 |
| Fort Horsted, Primrose Close, Chatham | 0570 |
| 47-48 Second Avenue Industrial Estate | 0571 |
| A1-A5 and F1-F3, Elm Court Estate, Capstone Road | 0576 |
| R/O 329 - 337 (Featherstones) High St ROCHESTER | 0598 |
| Strood Service Station, 3 London Road, Strood | 0603 |
| Walnut Tree Farm, 155 Lower Rainham Road, Rainham | 0604 |
| Colonial House, Quayside, Chatham Maritime | 0632 |
| Land adjacent to 45 Laker Road, Rochester | 0638 |
| Grain Power Station, Grain Road | 0646 |
| Kingsnorth Power Station | 0647 |
| Land between Vanguard Way and George Summers Close | 0648 |
| Cliffe Yard, Anthonys Way, Medway City Estate | 0649 |
| Wilds Yard, Clipper Close, Frindsbury | 0652 |
| Land adjoining Southern House, Anthonys Way | 0654 |
| Land south of Kent Terrace, Canterbury Lane, Rainham | 0655 |
| Watermill Wharf, Canal Road, Strood | 0657 |
| 7 St Marys Road, Strood | 0658 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|----------|
| Dial Road, Gillingham | 0661 |
| 82 Jeffery Street, Gillingham | 0663 |
| Alexander Garage & 3 Old Road, Chatham | 0666 |
| 39-41 Mills Terrace, Chatham | 0669 |
| R/O St John Fisher School, Charles Street, Chatham | 0671 |
| Rear of 5 New Road, Chatham | 0673 |
| Cuxton Station, Station Road, Cuxton | 0676 |
| Between 142 & 152 Luton Road, Chatham | 0680 |
| Adj. 109 Richmond Road, Gillingham | 0682 |
| 109 Frindsbury Road, Strood | 0684 |
| Temple Waterfront, Roman Way, Strood | 0685 |
| Diggerland, Roman Way, Strood | 0686 |
| National Grid Property, Pier Road, Gillingham | 0687 |
| 25-33 Corporation Street, Rochester | 0688 |
| Hempstead Valley Shopping Centre | 0691 |
| Land at Medway Road, West of 32 Laurel Road | 0693 |
| Adj 12 Street End Road, Chatham | 0697 |
| National Grid Property Holdings, Grain Road | 0699 |
| Ex Service Stn, adj 86 Corporation Street, Roch | 0700 |
| Former Tug & Shovel, North Street, Strood | 0702 |
| 31-39 Duncan Road, Gillingham | 0703 |
| Carpeaux Close, Chatham | 0704 |
| Pit 2, Roman Way, Strood | 0705 |
| LIFT site, 551-555 Canterbury Street, Gillingham | 0707 |
| Land rear of former St Matthews School, Borstal | 0708 |
| Allhallows Holiday Park, Avery Way | 0709 |
| Land North of Commissioners Road, Strood | 0711 |
| HMP Rochester, Sir Evelyn Road | 0712 |
| Land North of Peninsula Way (A228) | 0713 |
| Land to East of Chattenden Lane | 0714 |
| Land to West of Church Farm, Church Lane, Hoo | 0715 |
| West of Tower Hill House, Castle Street, Upnor | 0717 |
| Bridge Lodge, Four Elms Hill, Chattenden | 0718 |
| Land at 506 Lower Rainham Road | 0719 |
| 90-94 Bush Road, Cuxton | 0722 |
| BAE Systems, Rochester | 0724 |
| 1-21 St Clements House, Corporation Street | 0726 |
| Brompton Farm, adj. 66 Brompton Farm Road | 0727 |
| 10-40 Corporation Street, Rochester | 0728 |
| North of Brompton Farm Road | 0729 |
| Land North East of Kingsnorth Industrial Estate | 0730 |
| 46-86 Corporation Street, Rochester | 0731 |
| Land at Listmas Road, Chatham | 0732 |
| Amenity Land at 45-75 Chatham Grove, Chatham | 0733 |
| Garages at Robson Drive, Hoo, Rochester | 0734 |
| Upnor Wharf, Lower Upnor | 0735 |
| Former Uniwoi, Upnor Road, Lower Upnor | 0736 |
| Land at the former Upnor Quarry, Upnor | 0737 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|-----------------|
| Hoo Common, Chattenden | 0738 |
| Communal areas, John Street, Rochester | 0740 |
| Pattens Place, Rochester | 0741 |
| Infill between terraces at Blackman Close, Hoo | 0742 |
| Fenced area, Lordswood Lane, Chatham | 0743 |
| Land terrier Poplar Road, Strood | 0745 |
| Former Earl Community Centre, Albatross Avenue | 0746 |
| Barn Meadow, Upper Halling | 0747 |
| Wooleys Orchard, land south of Lower Rainham Road | 0749 |
| Land Between Pump Lane & Bloors Lane, Rainham | 0750 |
| BAE Sports & Social Club, Bells Lane, Hoo | 0751 |
| North side of Commissioners Road, Strood | 0752 |
| Land west of Hoo | 0753 |
| Land at Burneys Farm, Lower Stoke | 0754 |
| Former Police Station, Chatham | 0755 |
| Pentagon, Chatham | 0756 |
| Between Cross Street & The Brook, Chatham | 0757 |
| Sir John Hawkins Car Park, Chatham | 0758 |
| Whiffens Avenue Car Park, Chatham | 0759 |
| Tesco, The Brook, Chatham | 0760 |
| Parcel 4, Cliffe Wharf, Salt Lane, Cliffe | 0762 |
| Parcel 8, Cliffe Wharf, Salt Lane, Cliffe | 0763 |
| Land at Holy Trinity Church, Twydall Lane, Twydall | 0764 |
| St Lukes Church, Sidney Road, Gillingham | 0765 |
| Land at Chapel Road, Grain | 0767 |
| Land at Green Lane, Grain | 0768 |
| Pintail Close garages, Grain | 0769 |
| Recreational Centre, Pintail Close, Grain | 0770 |
| Port Victoria Road, Grain | 0771 |
| 81-85 High Street, Chatham | 0772 |
| Bridgewood, Rochester | 0773 |
| Mill Hill, Grange Road, Gillingham | 0774 |
| Bakers Field, Station Road, Rainham | 0775 |
| Land at West Motney Way, Rainham | 0776 |
| Trechmanns Wharf, Rochester Road, North Halling | 0777 |
| Manor Farm, Lower Rainham Road, Rainham | 0778 |
| Adj. To Farm Cottages, Lodge Hill Lane, Chattenden | 0780 |
| 218 Main Road, Hoo | 0781 |
| Cuxton Gate, Station Road, Cuxton | 0782 |
| Land at Capstone Valley, Spekes Bottom | 0783a |
| Land at Capstone Valley, Darland Farm | 0783b |
| Land at Capstone Valley, East Hill | 0783c |
| Land at Capstone Valley, Capstone Road | 0783d |
| Site A, west of Chapel Lane, Hempstead | 0784 |
| Site B, east of Chapel Lane, Hempstead | 0785 |
| Site C, land off Hoath Way, Hempstead | 0786 |
| Adj Port Victoria Road, Grain | 0787 |
| Land at Church Hill, Rochester Road, Cuxton | 0788 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|----------|
| East of the Old Orchard, Merry Boys Road, Cliffe W | 0789 |
| Old Chalk Pit, Lower Rochester Road, Frindsbury | 0790 |
| Former Equestrian Centre, Walnut Tree Farm Rainham | 0791 |
| Port Medway Marina, Station Road, Cuxton | 0792 |
| Middle Street Farm, Grain Road, Middle Stoke | 0794 |
| Street Farmyard, Stoke Road, Hoo St Werbergh | 0795 |
| Rede Court, Gravesend Road, Strood | 0796 |
| Holy Name Church, Lower Rainham Road | 0797 |
| Land off Bush Road, Cuxton | 0799 |
| Land west of Lower Station Road, Rainham | 0800 |
| Land at Chapel Lane, Upper Halling | 0801 |
| Chattenden Farm, Lodge Hill Lane | 0802 |
| High View Farm, Lordswood Lane | 0803 |
| Former Officers Mess, Maidstone Road, Chatham | 0804 |
| Land at rear of 212 High Street, Chatham | 0806 |
| Beech Lodge, Chapel Road, Grain | 0807 |
| Queens Court, Chichester Close, Rainham | 0808 |
| Junction of Pier Road and Medway Road, Gillingham | 0810 |
| Adj. Beatty Avenue, Gillingham | 0813 |
| Westmoor Farm, Moor Street, Rainham | 0814 |
| East side of Vicarage Lane, Hoo | 0815 |
| Meeting Hall, Queens Road, Gillingham | 0816 |
| Berengrave Nursery, Rainham | 0817 |
| J7, Chatham Maritime | 0818 |
| Pump House 7, Leviathan Way, Chatham Maritime | 0819 |
| Interface Land, Chatham Maritime (northern site) | 0820a |
| Interface Land, Chatham Maritime (southern site) | 0820b |
| Machine Shop 8, Chatham Maritime | 0821 |
| Land at Robins and Day (Peugeot), High St, Rochester | 0822 |
| Chatham Docks, Chatham | 0824 |
| Land east of Otterham Quay Lane, Rainham | 0825 |
| 111 Nelson Road, Gillingham | 0826 |
| Stonehouse Farm, Dillywood Lane, Frindsbury | 0827 |
| Former Conoco Site/Thameside Terminal, Salt Lane | 0828 |
| Medway Bridge Marina, Manor Lane, Rochester | 0829 |
| Land at Grange Road, Gillingham | 0830 |
| 2-4 Balmoral Road, Gillingham | 0831 |
| Land to the West of North Dane Wood, Lordswood | 0832 |
| Medtha Bungalow, Port Victoria Road, Grain | 0833 |
| 1 Batchelor Street, off the Brook, Chatham | 0834 |
| Walnut Tree Farm, r/o Longfield Ave, High Halstow | 0835 |
| Land to the East of Church Street, Cliffe | 0836 |
| Land to the West of Church Street, Cliffe | 0837 |
| Pelican Reach, Clipper Close, Medway City Estate | 0838 |
| Former Alloy Wheels, Priory Road, Strood | 0839 |
| Land west of Maidstone & Rochester Roads, Rochester | 0840 |
| Tesco Store, Rainham Shopping Centre | 0841 |
| Tesco, Charles Street, Strood | 0843 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| Amherst Hill, Brompton | 0844 |
| Woolmans Wood Caravan Site | 0845 |
| Garage Court at Sundridge Drive, Chatham | 0846 |
| Siloam Farm, Rainham | 0847 |
| Land South of View Road, Cliffe Woods | 0848 |
| Bennetts Orchard, Lower Rainham | 0849 |
| Chambers Cycle Stores, Rochester | 0850 |
| Luton LIFT site, Alexandra Road, Luton | 0851 |
| 111 Rainham Road (Jezreels), Gillingham | 0853 |
| 230, High Street, Rochester | 0855 |
| 240, High Street, Rochester | 0856 |
| The Brook (r/o High St and Batchelor St) Chatham | 0857 |
| Eldon St, Carpeaux Close and Hards Town, Chatham | 0858 |
| Land at High St, Union St and New Road, Chatham | 0860 |
| 141-151 New Road and land at Union Street, Chatham | 0861 |
| 296-310 High Street, Chatham | 0862 |
| 11-31 Cross Street, Chatham | 0863 |
| King Street, Chatham | 0864 |
| 2-8 King Street and 1-11 Queen Street, Chatham | 0865 |
| 55-105a The Brook & 1, 5, 11 & 13 King St, Chatham | 0866 |
| 2-14 Railway Street & 142-146 High Street, Chatham | 0867 |
| 19 New Road Avenue and 3 New Cut, Chatham | 0868 |
| Wickes, New Cut, Chatham | 0869 |
| Alexandra Hotel, Railway Street, Chatham | 0870 |
| Chatham Railway Station | 0871 |
| West of Maidstone Road, adj Chatham Rail Station | 0872 |
| Rear of 47 High Street/Britton Street, Gillingham | 0873 |
| Land at junc. of Marlborough Rd/Brompton Rd, Gill | 0874 |
| Retail Core(High St,Jeffrey St,King St) Gillingham | 0875 |
| BT Switch Centre/Delivery Office, Green St, Gill | 0876 |
| 208 Canterbury Street, Gillingham | 0878 |
| R/O 73,75-77 High Street, Rochester | 0880 |
| 106-108 Delce Road, Rochester | 0883 |
| 3-7 Mill Road, Gillingham | 0886 |
| Stoke Garage, High Street, Lower Stoke | 0888 |
| Working Mens Club, 2 Rock Avenue, Gillingham | 0889 |
| 15,17,19 New Road, Chatham | 0896 |
| Garage Block, Witham Way, Strood | 0897 |
| 208-214 Windmill Road Gillingham | 0899 |
| Coal Yard, 8 Westcourt Street, Brompton | 0900 |
| 266-268 Chatham Hill, Chatham | 0901 |
| Former School Playing Field Halling | 0910 |
| Bridgeside Warwick Crescent Rochester | 0914 |
| 5 Otway Terrace Chatham | 0915 |
| Shipwrights Arms, 44-45 Hills Terrace Chatham | 0956 |
| Lock Up Garage Site Rear of Charles Street Chatham | 0959 |
| 102 High Street CHATHAM | 0963 |
| Petrol Filling Station Railway Street GILLINGHAM | 0976 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|-----------------|
| 143-145 Canterbury Street GILLINGHAM | 0981 |
| Adjacent to Staples Medway Street Chatham | 0983 |
| Adjacent to Bus Station Medway Street Chatham | 0984 |
| 82 King Street, Rochester | 0987 |
| Bridgewood Manor Hotel, Walderslade Woods, Chatham | 0993 |
| The Grange Ratcliffe Highway St.Mary Hoo | 1005 |
| 33 Magpie Hall Road CHATHAM | 1006 |
| Ropers Lane, Hoo St Werburgh | 1009 |
| Mount Pleasant, Cooling | 1010 |
| Dalham Farm, High Halstow | 1011 |
| Off Power Station Road, Grain | 1012 |
| Sharnal Street, High Halstow | 1013 |
| Whetstead, Off Grange Road, Lower Twydall | 1014 |
| Off Sundridge Hill, Cuxton | 1015 |
| 26-36 Napier Road Gillingham | 1018 |
| Moor Street House Seymour Road Rainham | 1027 |
| Mackays Lordswood Industrial Estate | 1033 |
| National Tyre Station Road Strood | 1039 |
| South Eastern Hotel 51 Station Road Strood | 1040 |
| 9-11 The Brook CHATHAM | 1041 |
| 178 Brompton Farm Road, Strood | 1042 |
| R/O Whitehouse Farm, Stoke Road, Hoo | 1043 |
| East of Whitehouse Farm, Hoo | 1044 |
| Land at Tamarisk, Chattenden | 1045 |
| Former Reservoir, Browndens Lane, Upper Halling | 1046 |
| Land east of Seymour Road, Rainham | 1047 |
| Land at 54 Beacon Road, Chatham | 1048 |
| 426 Canterbury Street, Gillingham | 1049 |
| 116-118 Twydall Lane, Twydall | 1050 |
| Rear of 636 Mierscourt Road, Rainham | 1051 |
| 101 Beacon Road, Chatham | 1052 |
| Westmoor Farm (North) Moor Street, Rainham | 1053 |
| Delivery Office, Corporation Street, Rochester | 1054 |
| South section, Maidstone Road, Rochester | 1055 |
| St George Hotel, 6-11 New Road Avenue, Chatham | 1056 |
| North Side, Priory Road, Strood | 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, Lordswood | 1062 |
| Mierscourt Farm, Rainham | 1063 |
| South of Lower Rainham Road, Mill Hill, Twydall | 1064 |
| South of Main Road, Hoo | 1065a |
| South of Main Road, Hoo | 1065b |
| South Ratcliffe Highway, west Vidgeon Avenue, Hoo | 1066 |
| Gibraltar Farm, Ham Lane, Hempstead | 1067 |
| South of Sundridge Hill, Cuxton | 1068 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|---|----------|
| North Mortimers Ave, west Town Road, Cliffe Woods | 1069 |
| West of Town Road, Cliffe Woods | 1070 |
| South Ladyclose Ave, west Town Road Cliffe Woods | 1071 |
| R/O 250 Main Road, Hoo | 1072 |
| Land at Mill Hill, Grange Road, Gillingham | 1073 |
| North Watling Street & Rede Court Road, Strood | 1074 |
| Land at Rectory Road, Cliffe | 1075 |
| Rear of 28-34 Iden Road, Frindsbury | 1076 |
| Adj. Mackays Court Farmhouse, Lower Stoke | 1077 |
| West of Allhallows Road, Lower Stoke | 1078 |
| Land off Church Terrace, Stoke | 1079 |
| Delivery Office, 165 High Street, Rochester | 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 east of Berwick Way, Wainscott | 1087 |
| Land at Manor Farm, Parsonage Lane, Frindsbury | 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, Rainham | 1093 |
| Sports Field No 3, Brompton Road, Gillingham | 1094 |
| Collingwood Triangle, Brompton Barracks, Gill | 1095 |
| Sports Field No 1, Inner Lines, Brompton Barracks | 1096 |
| 146 Canterbury Street, Gillingham | 1098 |
| 51 Cuxton Road, Strood | 1099 |
| Greatfield Lodge, Darnley Road, Strood | 1100 |
| Wayne Court, Miller Way, Wainscott | 1101 |
| 202 - 204 Station Road, Rainham | 1102 |
| Cooling Road, High Halstow | 1103 |
| North of St James Church Cooling | 1104 |
| Manor Farm, Marsh Road, Halling | 1105 |
| Miles Place, Delce Road, Rochester | 1106 |
| 131 City Way, Rochester | 1107 |
| Land at Lower Bloors Lane, Rainham | 1108 |
| Steel Fields, Danes Hill, Gillingham | 1109 |
| Land at the Alps, Borstal Road, Rochester | 1110 |
| North of Airport, Maidstone Road, Rochester | 1111 |
| Samuels Towers, Longhill Avenue, Chatham | 1112 |
| Land to east of High Halstow | 1113 |
| Driving Range, Street End Road, Chatham | 1114 |
| Car Park Commercial Road Strood | 1115 |
| Car Park Adj 48 High Street Rochester | 1116 |
| Land at J4 M2 Maidstone Road Wigmore | 1117 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|----------|
| Community Centre Chestnut Road Strood | 1118 |
| Community Centre Elmwood Road Chattenden | 1119 |
| Community Centre White Road Chatham | 1120 |
| Deangate Ridge, Sports Complex, Chattenden | 1121 |
| Henry Street Car Park, Luton | 1122 |
| Car Park, Stoke Road, Hoo | 1123 |
| Land to south side Nashenden Lane, Rochester | 1124 |
| 309 Lower Rainham Road, Rainham | 1125 |
| The Paddock car park, Chatham | 1126 |
| Golf course adjacent to Kingsmead Park, Allhallows | 1127 |
| 45-69 Albatross Avenue Strood | 1128 |
| 67 Balfour Road Chatham | 1129 |
| Land at Elm Avenue, Chattenden | 1131 |
| 49-51 Balmoral Road Gillingham | 1132 |
| 247-253 High Street Chatham | 1133 |
| 13-15 High Street Brompton | 1134 |
| 23-29 Seagull Road Strood | 1135 |
| Lennox Wood Petham Green Twydall | 1136 |
| 2 Mayweed Avenue Chatham | 1137 |
| 263-267 High Street CHATHAM | 1138 |
| 330 High Street CHATHAM | 1139 |
| 153-155 High Street CHATHAM | 1140 |
| 325 High Street ROCHESTER | 1141 |
| 75-81 High Street Strood | 1142 |
| Former Chatham Port, Pier Road, Gillingham | 1143 |
| WYLES ROAD CHATHAM | 1144 |
| 5 HILLSIDE AVENUE STROOD | 1145 |
| Royal Sovereign House, Chatham Maritime | 1146 |
| 18-20 Batchelor Street CHATHAM | 1147 |
| Ampersand house, Parsonage Lane Strood | 1148 |
| Unit 9 Chariot Way Strood | 1149 |
| Port Werburgh Vicarage Lane Hoo | 1150 |
| The Windmill, Ratcliffe Highway, Hoo | 1151 |
| The Black Lion, Mill Road GILLINGHAM | 1152 |
| Courteney Road, Rainham | 1153 |
| JCB Medway, Gillingham Business Park, Rainham | 1154 |
| MEMS Power, Beechings Way Ind Est, Twydall | 1155 |
| 13-15 Borough Road, Gill MLP Allocated site | 1156 |
| Garages to rear 17-31 Fleet Road, Rochester | 1157 |
| Between Ivy Cott&Providence Hse Lower Bloors Lane | 1158 |
| Beacon Hill, Chattenden | 1159 |
| Land east of Formby Road, Halling | 1160 |
| Stoke Road, opposite Ropers Lane, Hoo | 1161 |
| Urban Boundary Review | AL1b |
| Urban Boundary Review | AL1d |
| Urban Boundary Review | AL1c |
| Urban Boundary Review | CH1a |
| Urban Boundary Review | CH1b |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|-----------------------|-----------------|
| Urban Boundary Review | CH1c |
| Urban Boundary Review | CH1d |
| Urban Boundary Review | CH1f |
| Urban Boundary Review | CH1g |
| Urban Boundary Review | CH1h |
| Urban Boundary Review | CH1i |
| Urban Boundary Review | CL04 |
| Urban Boundary Review | CL05 |
| Urban Boundary Review | CW04 |
| Urban Boundary Review | GR1f |
| Urban Boundary Review | HH1a |
| Urban Boundary Review | HH1c |
| Urban Boundary Review | HH1d |
| Urban Boundary Review | HH1f |
| Urban Boundary Review | HO1a |
| Urban Boundary Review | HO1c |
| Urban Boundary Review | HO1e |
| Urban Boundary Review | HO1f |
| Urban Boundary Review | ST1c |
| Urban Boundary Review | ST1d |
| Urban Boundary Review | ST1f |
| Urban Boundary Review | ST1h |
| Urban Boundary Review | UB1a |
| Urban Boundary Review | UB1b |
| Urban Boundary Review | UB1d |
| Urban Boundary Review | UB1e |
| Urban Boundary Review | UB3a |
| Urban Boundary Review | UB3d |
| Urban Boundary Review | UB3e |
| Urban Boundary Review | UB4b |
| Urban Boundary Review | UB4c |
| Urban Boundary Review | UB4f |
| Urban Boundary Review | UB4g |
| Urban Boundary Review | UB5a |
| Urban Boundary Review | UB5c |
| Urban Boundary Review | UB5d |
| Urban Boundary Review | UB5e |
| Urban Boundary Review | UB6a |
| Urban Boundary Review | UB6c |
| Urban Boundary Review | UB7c |
| Urban Boundary Review | UB7d |
| Urban Boundary Review | UB9d |
| Urban Boundary Review | UB9e |
| Urban Boundary Review | UB9c |
| Urban Boundary Review | UB9f |
| Urban Boundary Review | UP1e |
| Urban Boundary Review | UB10b |
| Urban Boundary Review | UB12d |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|---|-----------------|
| Urban Boundary Review | UB13a |
| Urban Boundary Review | UB13b |
| Spatial Options –Medway City Estate | SO1 |
| Spatial Options –Land North of Ratcliffe Highway | SO2 |
| Spatial Options –Land South of Christmas Lane, High Halstow | SO3 |
| Spatial Options – Land north & South of North Street | SO4 |
| Spatial Options – Land South of Stoke | SO5 |
| Spatial Options – Land East of Court Lodge Farm | SO6 |
| Spatial Options – Land North of Middle Stoke | SO7 |
| Spatial Options – Land West of Lower Stoke | SO8 |
| Spatial Options – Land West of Allhallows | SO9 |
| Spatial Options – Land South of West Lane, Grain | SO10 |
| Spatial Options – Land South of Grain | SO11 |
| Spatial Options – Grange Farm, Lower Rainham Rd | SO12 |
| Spatial Options – Land North of Grange Rd, Lower Twydall | SO13 |
| Spatial Options – Land West of the Eastcourt Lane, Lower Twydall | SO14 |
| Spatial Options – Land South of Canterbury Lane, Rainham | SO15 |
| Spatial Options – Land West of Seymour Rd, Rainham | SO16 |
| Spatial Options – Land West of South Bush Lane, Rainham | SO17 |
| Spatial Options – Land West of Meresborough Lane, Meresborough | SO18 |
| Spatial Options – Land East of Meresborough Rd, Meresborough | SO19 |
| Spatial Options – Land East of Mierscourt Farm | SO20 |
| Spatial Options – Land North of Lidsing Rd and East of Capstone Rd, Hempstead | SO21 |

Details of the locations of the sites listed in Appendix 1 can be found in Appendix 6 – SLAA Site Maps.

Appendix 2 – Stage 1 Screening – Sites too small, schools, completed or under construction

| Site Name | Site Ref |
|--|-----------------|
| Hillyfields Junior School | 7 |
| Medway House, 277 Gillingham Road | 13 |
| Rear of Hundred of Hoo School | 46 |
| Clarendon Drive, Strood | 51 |
| St Marys CP School, Strood | 53 |
| Clarendon Drive Strood | 67 |
| Hancock Close, Strood | 70 |
| Playing Field at Hilltop Primary School | 71 |
| Former Temple School | 72 |
| St Nicholas C of E school, London Road | 79 |
| St Nicholas C of E school, London Road | 80 |
| Columbine Close, Strood | 83 |
| Recreation Ground, Cliffe Road | 84 |
| English Martyrs RC School | 85 |
| Abbey Court School, Strood | 86 |
| The Shades, Strood | 91 |
| Sherwin Knight School | 116 |
| Sherwin Knight School | 117 |
| Chapter School | 122 |
| Chapter School | 125 |
| Bligh CP School | 127 |
| Elaine Avenue CP School | 128 |
| Former Bishopcourt Kitchen Garden, Love Lane, Roch | 141 |
| Adj to 23 Love Lane, Rochester | 142 |
| The Paddock Rochester | 147 |
| Brompton Westbrook School | 148 |
| Watling Street | 156 |
| St Thomas of Canterbury School | 157 |
| Sports Ground, Featherby Road | 158 |
| Danecourt School | 160 |
| Woodlands CP School | 161 |
| Rainham Mark Grammar School | 168 |
| Playing Field, Solomon Road | 172 |
| Howard School | 175 |
| Wakeley CP School | 176 |
| Land off Granary Close, Rainham | 187 |
| St Margarets School | 198 |
| Twydall School | 204 |
| Playground Broadway | 206 |
| Featherby CP School | 207 |
| Shorefields | 209 |
| Ten Acre Way | 210 |
| Land at side of The Howard School, Rainham | 211 |
| Rear of Sawyers Court, Chatham | 215 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|---|-----------------|
| Chatham Grammar School for Girls | 218 |
| Chatham South School | 226 |
| Greenvale Infants School, Chatham | 227 |
| Robert Napier School | 229 |
| Junction Road Gillingham | 230 |
| Upbury Manor School, Gillingham | 244 |
| St John Fisher School, Chatham | 254 |
| Arethusa Road, Rochester | 257 |
| Delce Junior School, Rochester | 269 |
| St John Fisher School, Chatham | 275 |
| Balfour Junior School, Chatham | 280 |
| Sir Joseph Williamsons Mathematical School, Rochester | 281 |
| Thomas Aveling School, Rochester | 284 |
| Sir Evelyn Road, Rochester | 285 |
| Rochester Grammar School for Girls | 297 |
| Adj to 75 Harvesters Close, Rainham | 306 |
| Parkwood CP School | 307 |
| Adj 2 Hoath Lane | 311 |
| Adj to 38 Almond Grove, Hempstead | 314 |
| Adj to 8 Watermeadow Close | 316 |
| Mierscourt CP School | 319 |
| Rainham School for girls | 324 |
| Deanwood CP School, Parkwood | 331 |
| St Augustine of Canterbury School, Parkwood | 332 |
| Mierscourt Road, Parkwood | 333 |
| Fairview School, Wigmore | 335 |
| Greenfinches, Hempstead | 338 |
| Hempstead CP School | 340 |
| Walderslade Girls School | 370 |
| St Thomas More RC School, Walderslade | 371 |
| Greenacre School, Chatham | 372 |
| Maundene CP School, Princes Park | 386 |
| Lordswood CP School | 388 |
| Spinnensacre and Swingate School | 391 |
| Hatton Road Allotments | 396 |
| Oaklands CP School, Chatham | 424 |
| Warren Wood CP School, Rochester | 426 |
| Warren Wood CP School, Rochester | 427 |
| Wayfield CP School, Chatham | 430 |
| Borstal Manor Community School(The Pilgrim School) | 439 |
| Garage court off St Johns Road, Hoo | 441 |
| Lower Upnor, RSME land | 443 |
| 35 Avery Way Allhallows | 454 |
| Police Station Birling Avenue Rainham | 456 |
| 1-3 Canal Road Strood | 457 |
| 9 Cross Street Chatham | 462 |
| 38 London Road Strood | 467 |

Appendix 2: Stage 1 Screening

Sites removed below threshold, completed/under construction/schools

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| Mid Kent College, Horsted Maidstone Road Chatham | 470 |
| Land at St Mary's Island Maritime Way Chatham Maritime | 472 |
| 20 Old Road Chatham | 476 |
| 54 and 61 Shanklin Close Chatham | 480 |
| Car Park The Terrace Rochester | 484 |
| Courtsole Farm Pond Hill Cliffe | 488 |
| Land rear of 7-13 New Road CHATHAM | 493 |
| 32-34 Roosevelt Avenue Chatham | 502 |
| Rochester Police Station Cazeneuve Street Rocheste | 510 |
| Victory Pier, Pier Road (former Akzo), Gillingham | 511 |
| Sandacres, Upnor Road, Lower Upnor | 514 |
| Rochester Riverside | 515 |
| Mercury Close, and adj to 62-72 Shorts Way Borstal | 516 |
| Hoo - North East Bells Lane Hoo | 520 |
| East of Wainscott Road Wainscott | 523 |
| Southern Water Site Capstone Road Chatham | 524 |
| 389 High Street CHATHAM | 530 |
| 39-41 High Street CHATHAM | 531 |
| 94-96 High Street CHATHAM | 532 |
| 33 Richard Street CHATHAM | 534 |
| 22-26 Victoria Street ROCHESTER | 537 |
| 174-176 Canterbury Street GILLINGHAM | 541 |
| 77 Station Road Rainham | 544 |
| 85 Church Street GILLINGHAM | 547 |
| 308 Luton Road Luton | 551 |
| 284-286 High Street Chatham | 561 |
| South Thames Regional Health Authority Land | 564 |
| Fort Horsted, Primrose Close, Chatham | 570 |
| Cliffe Yard, Anthonys Way, Medway City Estate | 649 |
| Wilds Yard, Clipper Close | 652 |
| Land south of Kent Terrace, Canterbury Lane, Rainham | 655 |
| 7 St Marys Road, Strood | 658 |
| Dial Road, Gillingham | 661 |
| Alexander Garage & 3 Old Road, Chatham | 666 |
| R/O St John Fisher School, Charles Street, Chatham | 671 |
| Rear of 5 New Road, Chatham | 673 |
| Between 142 & 152 Luton Road, Chatham | 680 |
| Adj. 109 Richmond Road, Gillingham | 682 |
| 109 Frindsbury Road, Strood | 684 |
| 25-33 Corporation Street, Rochester | 688 |
| Hempstead Valley Shopping Centre | 691 |
| Former Tug & Shovel, North Street, Strood | 702 |
| Carpeaux Close, Chatham | 704 |
| Land at 506 Lower Rainham Road | 719 |
| Brompton Farm, adj. 66 Brompton Farm Road | 727 |
| Land North East of Kingsnorth Industrial Estate | 730 |

Appendix 2: Stage 1 Screening

Sites removed below threshold, completed/under construction/schools

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|----------|
| Garages at Robson Drive, Hoo, Rochester | 734 |
| Former Uniwoi | 736 |
| Infill between terraces at Blackman Close, Hoo | 742 |
| Land terrier Poplar Road, Strood | 745 |
| Former Earl Community Centre, Albatross Avenue | 746 |
| Land at Chapel Road, Grain | 767 |
| Pintail Close garages, Grain | 769 |
| Recreational Centre, Pintail Close, Grain | 770 |
| Port Victoria Road, Grain | 771 |
| 81-85 High Street, Chatham | 772 |
| High View Farm, Lordswood Lane | 803 |
| Land at rear of 212 High Street, Chatham | 806 |
| Queens Court, Chichester Close, Rainham | 808 |
| Adj. Beatty Avenue, Gillingham | 813 |
| Pump House 7, Leviathan Way, Chatham Maritime | 819 |
| 111 Nelson Road, Gillingham | 826 |
| 2-4 Balmoral Road, Gillingham | 831 |
| Pelican Reach, Clipper Close, Medway City Estate | 838 |
| Amherst Hill, Brompton | 844 |
| Chambers Cycle Stores, Rochester | 850 |
| 230, High Street, Rochester | 855 |
| 240, High Street, Rochester | 856 |
| Eldon St, Carpeaux Close and Hards Town, Chatham | 858 |
| 11-31 Cross Street, Chatham | 863 |
| Alexandra Hotel, Railway Street, Chatham | 870 |
| 208 Canterbury Street, Gillingham | 878 |
| 106-108 Delce Road, Rochester | 883 |
| 3-7 Mill Road, Gillingham | 886 |
| Stoke Garage, High Street, Lower Stoke | 888 |
| Working Mens Club, 2 Rock Avenue, Gillingham | 889 |
| 15,17,19 New Road, Chatham | 896 |
| Garage Block, Witham Way, Strood | 897 |
| 208-214 Windmill Road, Gillingham | 899 |
| Coal Yard, 8 Westcourt Street, Brompton | 900 |
| 266-268 Chatham Hill | 901 |
| 5 Otway Terrace Chatham | 915 |
| Shipwrights Arms, 44-45 Hills Terrace Chatham | 956 |
| 102 High Street CHATHAM | 963 |
| 143-145 Canterbury Street GILLINGHAM | 981 |
| 82 King Street, Rochester | 987 |
| The Grange Ratcliffe Highway St.Mary Hoo | 1005 |
| 33 Magpie Hall Road CHATHAM | 1006 |
| South Eastern Hotel 51 Station Road Strood | 1040 |
| 9-11 The Brook | 1041 |
| 426 Canterbury Street, Gillingham | 1049 |
| 116-118 Twydall Lane, Twydall | 1050 |
| Rear of 636 Mierscourt Road, Rainham | 1051 |

Appendix 2: Stage 1 Screening

Sites removed below threshold, completed/under construction/schools

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|---|-----------------|
| Delivery Office, Corporation Street | 1054 |
| Rear of 28-34 Iden Road Frindsbury | 1076 |
| Adj. Mackays Court Farmhouse, Lower Stoke | 1077 |
| 146 Canterbury Street, Gillingham | 1098 |
| 51 Cuxton Road, Strood | 1099 |
| Wayne Court, Miller Way, Wainscott | 1101 |
| 202 - 204 Station Road, Rainham | 1102 |
| Car Park Adj 48 High Street Rochester | 1116 |
| Community Centre Chestnut Road Strood | 1118 |
| Community Centre White Road Chatham | 1120 |
| Henry Street car park, Chatham | 1122 |
| Car Park, Stoke Road, Hoo | 1123 |
| 67 Balfour Road Chatham | 1129 |
| Ampersand House Parsonage Lane, Strood | 1148 |
| Urban Boundary Review | AL1c |
| Urban Boundary Review | CH1a |
| Urban Boundary Review | CH1c |
| Urban Boundary Review | CH1i |
| Urban Boundary Review | CL04 |
| Urban Boundary Review | CW04 |
| Urban Boundary Review | GR1f |
| Urban Boundary Review | HH1c |
| Urban Boundary Review | HH1d |
| Urban Boundary Review | HH1f |
| Urban Boundary Review | HO1a |
| Urban Boundary Review | HO1c |
| Urban Boundary Review | HO1e |
| Urban Boundary Review | HO1f |
| Urban Boundary Review | ST1c |
| Urban Boundary Review | ST1f |
| Urban Boundary Review | UB3d |
| Urban Boundary Review | UB3e |
| Urban Boundary Review | UB4f |
| Urban Boundary Review | UB5a |
| Urban Boundary Review | UB5d |
| Urban Boundary Review | UB6c |
| Urban Boundary Review | UB7c |
| Urban Boundary Review | UB7d |
| Urban Boundary Review | UB9d |
| Urban Boundary Review | UB9e |
| Urban Boundary Review | UB10b |
| Urban Boundary Review | UB13a |
| Urban Boundary Review | UB13b |

Appendix 2: Stage 1 Screening

Sites removed below threshold, completed/under construction/schools

Appendix 3– Stage 2 Screening – Sites with Extant Planning Permission as at 31/12/2016

| Site Name | Site Ref |
|--|-----------------|
| RSME Kitchener Barracks, Brompton | 33 |
| Chatham Historic Dockyard | 104 |
| Borough Road, Gillingham | 219 |
| Dormers, 3 Upper Luton Road, Chatham | 248 |
| Rochester Airfield | 378 |
| 124 Pier Road Gillingham | 471 |
| Safety Bay House Warwick Crescent Rochester | 486 |
| 195 Princes Avenue Walderslade | 559 |
| Walnut Tree Farm, 155 Lower Rainham Road, Rainham | 604 |
| Colonial House Quayside | 632 |
| Watermill Wharf, Canal Road, Strood | 657 |
| Temple Waterfront, Roman Way, Strood | 685 |
| National Grid Property Holdings, Grain Road | 699 |
| Land rear of former St Matthews School, Borstal | 708 |
| Allhallows Holiday Park, Avery Way | 709 |
| Land to East of Chattenden Lane | 713 |
| 10-40 Corporation Street, Rochester | 728 |
| 46-86 Corporation Street, Rochester | 731 |
| Communal areas, John Street, Rochester | 740 |
| Bakers Field, Station Road, Rainham | 775 |
| East of the Old Orchard, Merry Boys Road | 789 |
| Meeting Hall, Queens Road, Gillingham | 816 |
| Land east of Otterham Quay Lane, Rainham | 825 |
| Former Alloy Wheels Priory Road | 839 |
| 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 |
| Former Gym, C4, North Road, Chatham Maritime | 1081 |
| R/O Oastview, east of Mierscourt Road, Rainham | 1058 |
| Greatfield Lodge, Darnley Road, Strood | 1100 |
| 131 City Way, Rochester | 1107 |
| 45-69 Albatross Avenue Strood | 1128 |
| 49-51 Balmoral Road | 1132 |
| 247-253 High Street Chatham | 1133 |
| 13-15 High Street Brompton | 1134 |
| 23-29 Seagull Road Strood | 1135 |
| Lennox Wood Petham Green Twydall | 1136 |
| 2 Mayweed Avenue Chatham | 1137 |
| 263-267 High Street Chatham | 1138 |
| 330 High Street Chatham | 1139 |
| 153-155 High Street Chatham | 1140 |
| 325 High Street Rochester | 1141 |
| 75-81 High Street Strood | 1142 |
| Former Chatham Port, Pier Road, Gillingham | 1143 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| Wyles Road, Chatham | 1144 |
| 5 Hillside Avenue, Strood | 1145 |
| Royal Sovereign House, Chatham Maritime | 1146 |
| 18-20 Batchelor Street Chatham | 1147 |
| Unit 9 Chariot Way Strood | 1149 |
| Port Werburgh Vicarage Lane Hoo | 1150 |
| The Windmill, Ratcliffe Highway Hoo | 1151 |
| The Black Lion, Mill Road, Gillingham | 1152 |
| Courteney Road Rainham | 1153 |
| JCB Medway, Gillingham Business Park Rainham | 1154 |
| MEMs Power, Beechings Way Ind Est Twydall | 1155 |
| Garages to rear 17-31 Fleet Road, Rochester | 1157 |

Appendix 4 – Stage 3 and 3a Screening – Sites with Environmental Designations and identified for non-residential uses

Stage 3 – Sites with Environmental Designations

| Site Name | Site Ref |
|--|-----------------|
| East Cookham Wood, Maidstone Road, Rochester | 375 |
| Land between Vanguard Way and Anthonys Way | 648 |
| Former Upnor Quarry | 737 |
| Parcel 4, Cliffe Wharf, Salt Lane, Cliffe | 762 |
| Parcel 8, Cliffe Wharf, Salt Lane, Cliffe | 763 |
| Adj Port Victoria Road, Grain | 787 |
| Land at Church Hill, Rochester Road, Cuxton | 788 |
| Port Medway Marina, Station Road, Cuxton | 792 |
| Land off Bush Road, Cuxton | 799 |
| Land at Chapel Lane, Upper Halling | 801 |
| Beech Lodge, Chapel Road, Grain | 807 |
| Dudley Farm, Matts Hill Farm Road, Hartlip | 1060 |
| 1 Port Victoria Road, Grain | 1091 |
| Urban Boundary Review | UB1b |
| Urban Boundary Review | UB1d |
| Urban Boundary Review | UB1e |
| Urban Boundary Review | UB12d |

Stage 3a – Sites Identified for Non-Residential Uses

| 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 |
| Forge Lane Gillingham | 23 |
| Davenport Avenue Gillingham | 24 |
| Cleveland Road Gillingham | 25 |
| Milner Road Gillingham | 26 |
| The Strand Gillingham | 30 |
| Castlemaine Avenue Gillingham | 31 |
| Recreation Ground, Vidgeon Avenue | 45 |
| Allotments, Cromer Road, Strood | 52 |

Appendix 3: Stage 3 and 3a Screening

Sites removed with Environmental Designations and reserved for specific uses

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| 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 |
| 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 |
| 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 |

Appendix 3: Stage 3 and 3a Screening

Sites removed with Environmental Designations and reserved for specific uses

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| 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 |
| 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 |
| Sports Ground, Sir Cloudesley Close, Rochester | 283 |
| Maidstone Road, Rochester | 288 |
| Priestfields Recreation Ground, Rochester | 298 |
| Adj 89 Kenilworth Drive | 300 |
| Chesham Drive | 308 |
| Silverspot Wood | 309 |
| Callums Scrubs | 310 |
| Rainham Park, Parkwood | 318 |

Appendix 3: Stage 3 and 3a Screening

Sites removed with Environmental Designations and reserved for specific uses

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Name | Site Ref |
|--|-----------------|
| 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 |
| 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 |
| 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 |
| Duchess of Kent Drive, Lordswood | 405 |
| McKenzie Road, Lordswood | 406 |
| Ballens Rough | 411 |
| Dargets Wood | 412 |
| Dargets Wood | 414 |
| Lords Wood Lane | 416 |
| Lords Wood Lane | 417 |

Appendix 3: Stage 3 and 3a Screening

Sites removed with Environmental Designations and reserved for specific uses

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Name | Site Ref |
|--|-----------------|
| Sundridge Drive, Walderslade | 418 |
| Kingston Crescent, Chatham | 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 |
| Land adjacent to 45 Laker Road, Rochester | 638 |
| Grain Power Station, Grain Road | 646 |
| Kingsnorth Power Station | 647 |
| Land adjoining Southern House, Anthonys Way | 654 |
| Land at Medway Road, West of 32 Laurel Road | 693 |
| Adj 12 Street End Road, Chatham | 697 |
| Land at Listmas Road, Chatham | 732 |
| BAE Sports & Social Club, Bells Lane, Hoo | 751 |
| North side of Commissioners Road, Strood | 752 |
| Land at Holy Trinity Church, Twydall Land, Twydall | 764 |
| St Lukes Church, Sidney Road, Gillingham | 765 |
| Land at Green Lane, Grain | 768 |
| Trechmans Wharf, Rochester Road | 777 |
| Site A, west of Chapel Lane, Hempstead | 784 |
| Machine Shop 8 Chatham Maritime | 821 |
| Mackays Lordswood Industrial Estate | 1033 |
| Shamley Road | 1062 |
| West of Allhallows Road, Lower Stoke | 1078 |
| Sports Field No 3, Brompton Road, Gillingham | 1094 |
| Steelfields, Danes Hill, Gillingham | 1109 |
| North of Airport | 1111 |
| Stoke Road, opposite Ropers Lane, Hoo | 1161 |
| Urban Boundary Review | CL05 |
| Urban Boundary Review | ST1d |

Appendix 3: Stage 3 and 3a Screening

Sites removed with Environmental Designations and reserved for specific uses

Medway Strategic Land Availability Assessment (SLAA)
January 2017

Appendix 5 – Stage 4 Suitability, Availability & Development Potential and Capacity

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|---|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 3 | 89 Ingram Road, Gillingham | 0.16 | | | Residential | | | * | | 6 |
| 11 | Layfield Road | 0.66 | | | Residential | | * | | | 23 |
| 20 | Rear of Dial Road, Gillingham | 0.25 | | | | | | | | |
| 39 | Retailing In Gillingham,High,Skinner,Jeffrey Strts | 0.66 | | | | | | | | |
| 50 | Lodge Hill (Chattenden) Ministry of Defence Estate ⁵ | 317.39 | | | | | | | | |
| 81 | Albert Place, Strood | 0.87 | | | | | | | | |
| 90 | Strood Riverside, Canal Road | 7.17 | | | Mixed Use | | * | | | 394 |
| 100 | 320 - 344 High Street inc. 42 New Road, Rochester | 0.60 | | | | | | | | |
| 102 | 1-35 High Street, Chatham (Grays Garage) | 0.59 | | | | | | | | |
| 137 | Civic Centre and Janes Creek | 4.73 | | | Mixed Use | * | * | * | | 414 |
| 144 | St Bartholomews Hospital, New Road, Rochester | 0.98 | | | Residential | * | * | | | 86 |
| 164 | East of Gillingham Golf Course | 0.50 | | | Residential | | | | * | 12 |
| 177 | 56A Pump Lane, Rainham | 0.23 | | | Residential | * | | | | 6 |
| 182 | 274-276 Station Road Rainham | 0.20 | | | Residential | * | | | | 5 |
| 196 | Orchard Precinct Retailing, Rainham | 1.35 | | | | | | | | |

⁵ Lodge Hill not included as suitable pending the outcome of the Public Inquiry scheduled for 2018. The site has been considered as a potential option in the Local Plan Development Options Consultation January-March 2017.

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|--|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 213 | 352-356 Luton Road, Luton | 0.31 | | | | | | | | |
| 233 | Settington Avenue | 0.54 | | | | | | | | |
| 236 | Beacon Hill | 0.88 | | | Residential | * | | | | 31 |
| 243 | Chatham-Comparison Retailing | 1.36 | | | | | | | | |
| 249 | Sorting Office, The Paddock, Chatham | 0.39 | | | | | | | | |
| 282 | Sir Evelyn Road, Rochester | 1.54 | | | Residential | | * | | | 54 |
| 286 | Sir Evelyn Road, Rochester | 0.67 | | | | | | | | |
| 287 | Sir Evelyn Road, Rochester | 0.37 | | | | | | | | |
| 292 | Reservoir, Maidstone Road, Rochester | 1.33 | | | | | | | | |
| 293 | Disused Pit, rear of Mansel Drive, Borstal | 1.03 | | | | | | | | |
| 295 | Fort Borstal | 1.6677 | | | | | | | | |
| 296 | Hill Road, Borstal | 1.47 | | | | | | | | |
| 303 | The Platters, Rainham | 0.56 | | | | | | | | |
| 346 | Wigmore Reservoir & Pumping Station, Wigmore | 1.35 | | | | | | | | |
| 351 | Rear of Wigmore Reservoir, Wigmore Road, Wigmore | 0.49 | | | | | | | | |
| 352 | Former Cement Works, Formby Road, Halling | 80.79 | | | | | | | | |
| 376 | Adj to Fort Horsted, Chatham | 0.69 | | | | | | | | |
| 404 | Heron Way, Princes Park | 0.51 | | | | | | | | |
| 410 | Vixen Close, Lordswood | 0.43 | | | | | | | | |
| 415 | Land at 44-46 McKenzie Road, Lordswood | 0.29 | | | | | | | | |
| 438 | Capstone Valley | 37.36 | | | | | | | | |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|--|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 448 | Garages off Tobruk Way/Burma Way, Chatham | 0.35 | | | | | | | | |
| 571 | 47-48 Second Avenue Industrial Estate | 0.17 | | | | | | | | |
| 576 | A1-A5 and F1-F3, Elm Court Estate, Capstone Road | 3.25 | | | | | | | | |
| 598 | R/O 329 - 377 (Featherstones) High St ROCHESTER | 1.23 | | | | | | | | |
| 603 | Strood Service Station, 3 London Road, Strood | 0.25 | | | | | | | | |
| 663 | 82 Jeffery Street, Gillingham | 0.13 | | | Residential | * | | | | 11 |
| 669 | 39-41 Mills Terrace, Chatham | 0.25 | | | | | | | | |
| 676 | Cuxton Station, Station Road, Cuxton | 0.23 | | | | | | | | |
| 686 | Diggerland, Roman Way, Strood | 8.44 | | | Employment | | | | | |
| 687 | Natioanal Grid Property, Pier Road, Gillingham | 2.12 | | | | | | | | |
| 700 | Ex Service Stn, adj 86 Corporation Street, Roch | 0.21 | | | | | | | | |
| 703 | 31-39 Duncan Road, Gillingham | 0.17 | | | | | | | | |
| 705 | Pit 2, Roman Way, Strood | 3.60 | | | Employment | | | | | |
| 707 | LIFT site, 551-555 Canterbury Street, Gillingham | 0.28 | | | Residential | * | | | | 10 |
| 711 | North side of Commissioners Road | 3.75 | | | Residential | * | * | | | 105 |
| 712 | HMP Rochester, Sir Evelyn Road | 0.67 | | | Residential | * | | | | 23 |
| 714 | Land to east of Chattenden Lane | 34.54 | | | | | | | | |
| 715 | Land to West of Church Farm, Church Lane, Hoo | 0.19 | | | | | | | | |
| 717 | West of Tower Hill House, Castle Street Upnor | 3.18 | | | | | | | | |
| 718 | Bridge Lodge, Four Elms Hill | 2.53 | | | | | | | | |
| 722 | 90-94 Bush Road, Cuxton | 0.19 | | | | | | | | |
| 724 | BAE Systems, Rochester | 3.50 | | | | | | | | |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|---|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 726 | 1-21 St Clements House, Corporation Street | 0.21 | | | | | | | | |
| 729 | North of Brompton Farm Road | 40.34 | | | | | | | | |
| 733 | Amenity Land at 45-75 Chatham Grove, Chatham | 0.36 | | | | | | | | |
| 735 | Upnor Wharf | 0.23 | | | | | | | | |
| 738 | Hoo Common, Chattenden | 0.56 | | | | | | | | |
| 741 | Pattens Place, Rochester | 0.70 | | | | | | | | |
| 743 | Fenced area Lordswood Lane | 0.34 | | | | | | | | |
| 747 | Barn Meadow, Upper Halling | 1.11 | | | | | | | | |
| 749 | Wooleys Orchard, land south of Lower Rainham Road | 9.26 | | | Residential | * | * | | | 232 |
| 750 | Land Between Pump Lane & Bloors Lane, Rainham | 27.32 | | | | | | | | |
| 753 | Land west of Hoo | 31.00 | | | | | | | | |
| 754 | Land at Burneys Farm, Lower Stoke | 0.58 | | | Residential | | * | | | 12 |
| 755 | Former Police Station, Chatham | 0.23 | | | | | | | | |
| 756 | Pentagon, Chatham | 2.59 | | | Retail | | | | | |
| 757 | Between Cross Street & The Brook, Chatham | 0.76 | | | Residential | * | * | | | 104 |
| 758 | Sir John Hawkins Car Park, Chatham | 0.54 | | | | | | | | |
| 759 | Whiffens Avenue Car Park, Chatham | 1.51 | | | Residential | * | | | | 70 |
| 760 | Tesco, The Brook, Chatham | 1.34 | | | | | | | | |
| 773 | Bridgewood, Rochester | 1.57 | | | | | | | | |
| 774 | Mill Hill, Grange Road, Gillingham | 17.40 | | | | | | | | |
| 776 | Land at West Motney Way, Rainham | 0.34 | | | | | | | | |
| 778 | Manor Farm, Lower Rainham Road, Rainham | 19.58 | | | | | | | | |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|--|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 780 | Adj. To Farm Cottages, Lodge Hill Lane, Chattenden | 4.69 | | | | | | | | |
| 781 | 218 Main Road, Hoo | 0.52 | | | | | | | | |
| 782 | Cuxton Gate, Station Road, Cuxton | 2.70 | | | | | | | | |
| 783a | Land at Capstone Valley, Spekes Bottom | 69.57 | | | | | | | | |
| 783b | Land at Capstone Valley, Darland Farm | 4.72 | | | | | | | | |
| 783c | Land at Capstone Valley, East Hill | 42.15 | | | | | | | | |
| 783d | Land at Capstone Valley, Capstone Road | 6.14 | | | Residential | * | * | | | 84 |
| 785 | Site B, east of Chapel Lane, Hempstead | 5.78 | | | | | | | | |
| 786 | Site C, land off Hoath Way, Hempstead | 7.74 | | | | | | | | |
| 790 | Old Chalk Pit, Lower Rochester Road, Frindsbury | 1.11 | | | | | | | | |
| 791 | Former Equestrian Centre, Walnut Tree Farm Rainham | 2.13 | | | | | | | | |
| 794 | Middle Street Farm, Grain Road, Middle Stoke | 0.78 | | | Residential | * | | | | 16 |
| 795 | Street Farmyard, Stoke Road, Hoo St Werbergh | 1.8 | | | | | | | | |
| 796 | Rede Court Gravesend Road | 16.26 | | | | | | | | |
| 797 | Holy Name Church, Lower Rainham Road | 0.26 | | | | | | | | |
| 800 | Land west of Lower Station Road, Rainham | 1.89 | | | Residential | * | * | | | 47 |
| 802 | Chattenden Farm, Lodge Hill Lane | 5.67 | | | | | | | | |
| 804 | Former Officers Mess, Maidstone Road, Chatham | 1.07 | | | Employment | | | | | |
| 810 | Junction of Pier Road and Medway Road, Gillingham | 0.59 | | | Residential | | * | | | 21 |
| 814 | Westmoor Farm, Moor Street, Rainham | 13.18 | | | | | | | | |
| 815 | East side of Vicarage Lane, Hoo | 0.5 | | | | | | | | |
| 817 | Berengrave Nursery, Rainham | 6.03 | | | Residential | * | * | | | 151 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|---|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 818 | J7, Chatham Maritime | 0.51 | | | Employment | | | | | |
| 820a | Interface Land, Chatham Maritime (northern site) | 2.80 | | | Employment | | | | | |
| 820b | Interface Land, Chatham Maritime (southern site) | 2.23 | | | Residential | | * | | | 195 |
| 822 | Land at Robins and Day | 0.34 | | | Residential | | * | | | 50 |
| 824 | Chatham Docks, Chatham | 29.45 | | | Residential | | | * | * | 2577 |
| 827 | Stonehouse Farm, Dillywood Lane, Frindsbury | 1.0519 | | | | | | | | |
| 828 | Former Conoco Site/Thameside Terminal, Salt Lane | 6.77 | | | | | | | | |
| 829 | Medway Bridge Marina, Manor Lane, Rochester | 1.78 | | | Residential | | * | | | 30 |
| 830 | Land at Grange Road, Gillingham | 1.32 | | | | | | | | |
| 832 | Land to the West of North Dane Wood, Lordswood | 0.76 | | | Residential | * | | | | 27 |
| 833 | Medtha Bungalow, Port Victoria Road, Grain | 0.42 | | | Residential | * | | | | 8 |
| 834 | 1 Batchelor Street, off the Brook, Chatham | 0.25 | | | | | | | | |
| 835 | Walnut Tree Farm, r/o Longfield Ave, High Halstow | 2.83 | | | Residential | * | * | | | 57 |
| 836 | Land to the East of Church Street | 11.70 | | | | | | | | |
| 837 | Land to the West of Church Street | 7.94 | | | | | | | | |
| 840 | Land west of Maidstone & Rochester Roads, Rochester | 1.766 | | | | | | | | |
| 841 | Tesco Store, Rainham Shopping Centre | 0.16 | | | | | | | | |
| 843 | Tesco, Strood | 1.21 | | | | | | | | |
| 845 | Woolmans Wood Caravan Site | 1.76 | | | Employment | | | | | |
| 846 | Garage Court at Sundridge Drive, Chatham | 0.15 | | | | | | | | |
| 847 | Siloam Farm, Rainham | 38.99 | | | | | | | | |
| 848 | Land south of View Road, Cliffe Woods | 1.08 | | | Residential | * | | | | 22 |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|--|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 849 | Bennetts Orchard, Lower Rainham | 4.17 | | | Residential | * | * | | | 104 |
| 851 | Luton LIFT site Alexandra Road | 0.42 | | | | | | | | |
| 853 | 111 Rainham Road (Jezreels), Gillingham | 0.21 | | | Residential | | * | | | 7 |
| 857 | The Brook (r/o High St and Batchelor St) Chatham | 0.17 | | | | | | | | |
| 860 | Land at High St, Union St and New Road, Chatham | 0.33 | | | | | | | | |
| 861 | 141-151 New Road and land at Union Street, Chatham | 0.16 | | | | | | | | |
| 862 | 296-310 High Street, Chatham | 0.17 | | | | | | | | |
| 864 | King Street, Chatham | 0.40 | | | | | | | | |
| 865 | 2-8 King Street and 1-11 Queen Street, Chatham | 0.41 | | | | | | | | |
| 866 | 55-105a The Brook & 1, 5, 11 & 13 King St, Chatham | 0.68 | | | | | | | | |
| 867 | 2-14 Railway Street & 142-146 High Street, Chatham | 0.19 | | | | | | | | |
| 868 | 19 New Road Avenue and 3 New Cut, Chatham | 0.23 | | | Residential | * | | | | 20 |
| 869 | Wickes, New Cut, Chatham | 0.90 | | | | | | | | |
| 871 | Chatham Railway Station | 1.52 | | | | | | | | |
| 872 | West of Maidstone Road, adj Chatham Rail Station | 0.54 | | | | | | | | |
| 873 | Rear of 47 High Street/Britton Street, Gillingham | 0.23 | | | | | | | | |
| 874 | Land at junc. of Marlborough Rd/Brompton Rd, Gill | 0.22 | | | | | | | | |
| 876 | BT Switch Centre, Green Street, Gillingham | 0.41 | | | | | | | | |
| 910 | Former School Playing Field Halling | 0.44 | | | | | | | | |
| 959 | Lock Up Garage Site Rear of Charles Street Chatham | 0.14 | | | | | | | | |
| 976 | Petrol Filling Station Railway Street, Gillingham | 0.21 | | | | | | | | |
| 993 | Bridgewood Manor Hotel, Walderslade Woods, Chatham | 1.90 | | | | | | | | |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Details | | | | Achievability & Development Potential | | | | | | Conclusion |
|--------------|---|-----------|-------------|---------------------------------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 1009 | 'Ropers Lane, Hoo St Werburgh | 0.35 | | | | | | | | |
| 1010 | Mount Pleasant, Cooling | 0.25 | | | | | | | | |
| 1011 | Daland Farm, High Halstow | 0.74 | | | | | | | | |
| 1012 | OFF Power Station Road, Grain | 0.94 | | | | | | | | |
| 1013 | Sharnal Street, High Halstow | 0.51 | | | | | | | | |
| 1014 | Whetstead, Off Grange Road, Lower Twydall | 1.93 | | | | | | | | |
| 1015 | Off Sundridge Hill, Cuxton | 0.86 | | | | | | | | |
| 1018 | 26-36 Napier Road Gillingham | 0.20 | | | Residential | * | | | | 7 |
| 1027 | Moor Street House | 0.184 | | | | | | | | |
| 1039 | National Tyre Station Road Strood | 0.13 | | | | | | | | |
| 1042 | 178 Brompton Farm Road, Strood | 4.057 | | | | | | | | |
| 1043 | R/O Whitehouse Farm, Stoke Road, Hoo | 0.836 | | | | | | | | |
| 1044 | East of Whitehouse Farm, Hoo | 1.6 | | | | | | | | |
| 1045 | Land at Tamarisk, Chattenden | 1.241 | | | | | | | | |
| 1046 | Former Reservoir, Browndens Lane, Upper Halling | 0.25 | | | | | | | | |
| 1047 | Land east of Seymour Road, Rainham | 2.4 | | | | | | | | |
| 1048 | Land at 54 Beacon Road, Chatham | 1.33 | | | Residential | | * | | | 47 |
| 1052 | 101 Beacon Road, Chatham | 0.41 | | | Residential | | | * | | 15 |
| 1053 | Westmoor Farm (North) Moor Street, Rainham | 7.70 | | | | | | | | |
| 1055 | South section, Maidstone Road, Rochester | 1.133 | | | | | | | | |
| 1056 | 6-11 New Road Avenue, Chatham | 0.28 | | | Residential | | | * | | 25 |
| 1057 | North Side, Priory Road | 0.26 | | | Residential | | * | | | 23 |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Details | | | | Achievability & Development Potential | | | | | | Conclusion |
|--------------|---|-----------|-------------|---------------------------------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 1059 | Meresborough Lane & South Bush Lane, Rainham | 19.85 | | | | | | | | |
| 1061 | South of Lower Rainham Road, west of Pump Lane | 25.363 | | | | | | | | |
| 1063 | Mierscourt Farm, Rainham | 48.55 | | | | | | | | |
| 1064 | South of Lower Rainham Road, Mill Hill, Twydall | 4.74 | | | | | | | | |
| 1065a | South of Main Road, Hoo | 63.59 | | | | | | | | |
| 1065b | South of Main Road, Hoo | 49.85 | | | | | | | | |
| 1066 | South Ratcliffe Highway, west Vidgeon Avenue, Hoo | 11.83 | | | | | | | | |
| 1067 | Gibraltar Farm, Ham Lane, Hempstead | 22.228 | | | | | | | | |
| 1068 | South of Sundridge Hill, Cuxton | 3.10 | | | | | | | | |
| 1069 | North Mortimers Avenue, west Town Road | 4.33 | | | | | | | | |
| 1070 | West of Town Road Cliffe Woods | 20.87 | | | | | | | | |
| 1071 | South Ladyclose Avenue, West of Town Road | 2.94 | | | | | | | | |
| 1072 | R/O 250 Main Road, Hoo | 0.33 | | | Residential | | * | | | 7 |
| 1073 | Land at Mill Hill, Grange Road, Gillingham | 3.469 | | | | | | | | |
| 1074 | North Watling Street and Rede Court | 1.078 | | | | | | | | |
| 1075 | Land at Rectory Road, Cliffe | 3.3 | | | | | | | | |
| 1079 | Land off Church Terrace, Stoke | 0.531 | | | | | | | | |
| 1080 | Delivery Office Rochester High Street | 0.16 | | | | | | | | |
| 1082 | Land to the west of Cliffe Woods | 11.12 | | | | | | | | |
| 1083 | Wayside, Meresborough Lane, Gillingham | 0.233 | | | | | | | | |
| 1084 | Land west of Ropers Lane, Hoo | 75.9 | | | | | | | | |
| 1085 | Land east of Eastcourt Lane, Gillingham | 4.34 | | | | | | | | |

Medway Strategic Land Availability Assessment (SLAA)
January 2017

| Site Details | | | Achievability & Development Potential | | | | | | | Conclusion |
|--------------|---|-----------|---------------------------------------|--------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 1086 | Westmoor Farm, Moor Street, Rainham | 0.40 | | | Residential | * | | | | 6 |
| 1087 | Land to the East of Berwick Way, Wainscott | 39.00 | | | | | | | | |
| 1088 | Manor Farm, Parsonage Lane | 19.06 | | | Residential | * | * | * | | 375 |
| 1089 | Land at Priestfield, Gillingham | 2.24 | | | Residential | | * | | | 78 |
| 1090 | Abbots Court, Stoke Road, Hoo | 0.23 | | | | | | | | |
| 1092 | 3 Broad Street Cottages, Main Road, Hoo | 0.39 | | | Residential | | * | | | 8 |
| 1093 | Between 102-112 Lower Rainham Road | 0.292 | | | | | | | | |
| 1095 | Collingwood Triangle, Brompton Barracks | 2.36 | | | Residential | | * | | | 25 |
| 1096 | Sports Field No 1, Inner Lines, Brompton Barracks | 9.96 | | | | | | | | |
| 1103 | Cooling Road, High Halstow | 0.41 | | | | | | | | |
| 1104 | North of St James Church Cooling | 0.47 | | | | | | | | |
| 1105 | Manor Farm, Marsh Road, Halling | 1.10 | | | Residential | | | * | | 22 |
| 1106 | Miles Place, Delce Road, Rochester | 0.31 | | | Residential | | * | | | 11 |
| 1108 | Land at Lower Bloors Lane Rainham | 0.88 | | | | | | | | |
| 1110 | Land at the Alps | 3.40 | | | Residential | * | * | | | 119 |
| 1112 | Samuels Towers, Longhill Avenue, Chatham | 1.11 | | | Residential | | * | | | 39 |
| 1113 | Land to east of High Halstow | 41.00 | | | | | | | | |
| 1114 | Chatham Driving Range | 2.72 | | | Residential | * | | | | 95 |
| 1117 | Land at J4 Park and Ride at Hempstead | 1.24 | | | | | | | | |
| 1119 | Chattenden Community Centre | 0.28 | | | | | | | | |
| 1121 | Deangate Ridge | 69.54 | | | | | | | | |
| 1124 | South side of Nashenden Lane, Borstal | 4.38 | | | | | | | | |

*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Details | | | | Achievability & Development Potential | | | | | | Conclusion |
|--------------|--|-----------|-------------|---------------------------------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| 1125 | Land adjacent to 309 Lower Rainham Road | 0.171 | | | | | | | | |
| 1115 | Commercial Road Car Park Strood | 0.29 | | | | | | | | |
| 1126 | The Paddock car park, Chatham | 0.17 | | | Residential | | | * | | 24 |
| 1127 | Golf course adj to Kingsmead Park, Allhallows | 1.58 | | | Residential | | * | | | 32 |
| 1131 | Land at Elm Avenue, Chattenden | 3.39 | | | | | | | | |
| 1156 | 13-15 Borough Road, Gillingham MLP Allocated Site | 0.22 | | | Residential | | * | | | 8 |
| 1158 | Between Ivy Cottage and Providence House Lower Bloors Lane | 0.6 | | | | | | | | |
| 1159 | Beacon Hill, Chattenden | 1.98 | | | | | | | | |
| 1160 | Land east of Formby Road, Halling | 5.94 | | | | | | | | |
| AL1b | Rear of Avery Way Allhallows | 0.29 | | | | | | | | |
| AL1d | Land pocket north of Binney Road, Allhallows | 0.55 | | | | | | | | |
| CH1b | Land south of Farm Cottages, Lodge Hill Lane (adjacent SLAA0780) | 0.38 | | | | | | | | |
| CH1d | East of 42-52 Chattenden Lane, Chattenden | 1.21 | | | | | | | | |
| CH1h | Land between Peninsula Way, Haig Villas and Main Road Hoo, Chattenden | 1.31 | | | | | | | | |
| CH1f | Beacon Hill, Chattenden, west site | 1.99 | | | | | | | | |
| CH1g | Beacon Hill, Chattenden, east site | 3.81 | | | | | | | | |
| CL05 | Field and allotments to west of Church Street, Cliffe (adjacent to SLAA0837) | 3.97 | | | | | | | | |
| HH1a | Rear of Marsh Crescent High Halstow | 3.66 | | | | | | | | |
| ST1d | Playing fields end of Heron Way, Lower Stoke | 0.24 | | | | | | | | |
| ST1h | Recreation park adjacent to Corontation Cottages, Stoke | 0.20 | | | | | | | | |
| UB1a | Verge adjacent to A289/A228 | 0.78 | | | | | | | | |
| UB3a | Land between Grange Farm Lower Rainham Road and A289 | 1.41 | | | | | | | | |

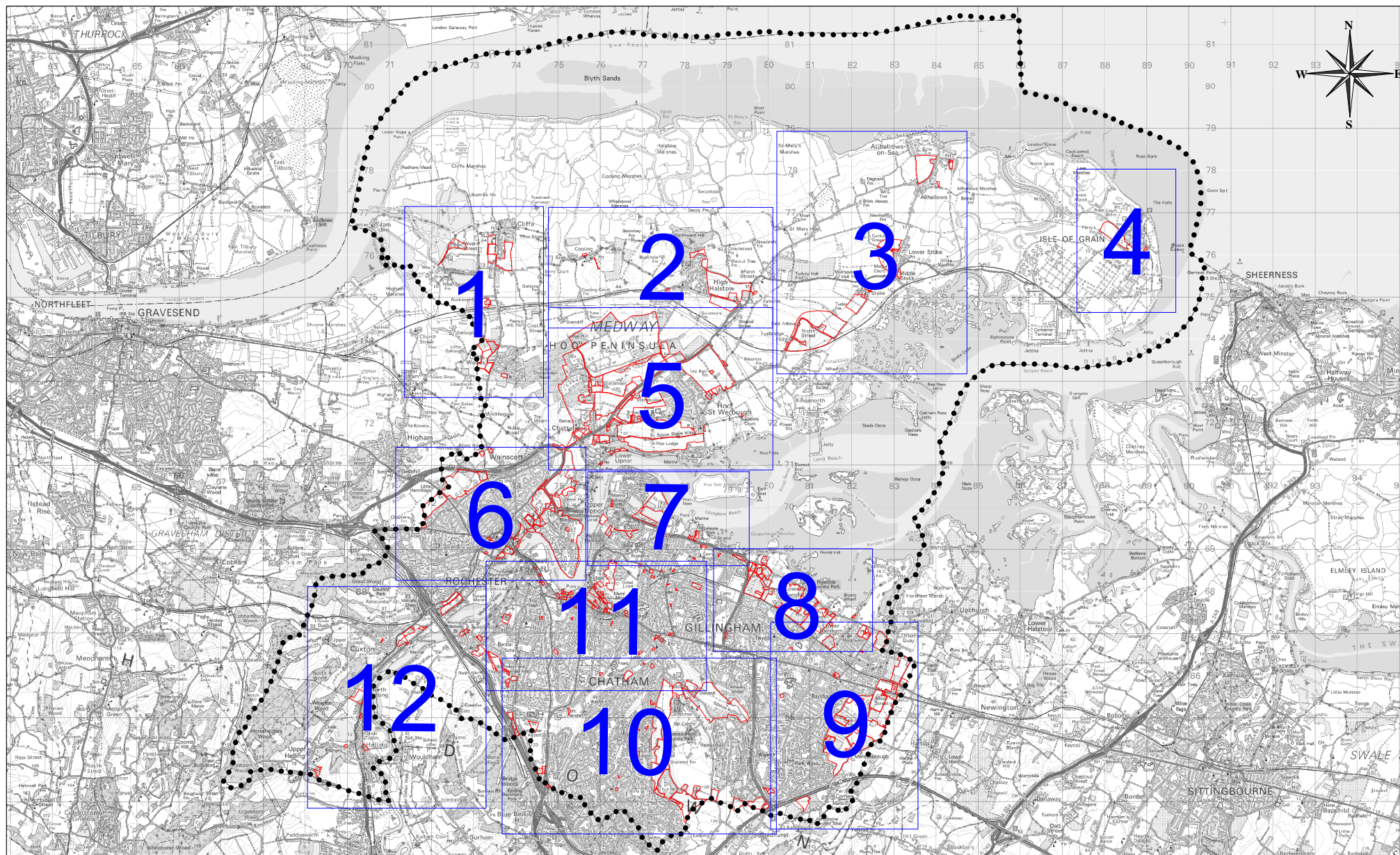
*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Details | | | | Achievability & Development Potential | | | | | | Conclusion |
|--------------|---|-----------|-------------|---------------------------------------|-----------------------|-----------------|------------------|-------------------|------------------|------------|
| Site Ref | Site Name | Site Area | Suitability | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| UB4b | East of former landfill site off Lower Rainham Road (adjacent to SLAA0775 and 1061) | 3.11 | | | | | | | | |
| UB4c | West of (lower) Pump Lane Rainham (adjacent to SLAA1061 and 0750) | 2.82 | | | | | | | | |
| UB4g | Rear of Lower Rainham Road/Station Road Rainham | 0.98 | | | | | | | | |
| UB5c | Conservation Area Seymour Road/Moor Street (adjacent to SLAA1053, 1086 and 0814) | 6.69 | | | | | | | | |
| UB5e | Land south of Siloam Farm | 4.65 | | | | | | | | |
| UB6a | Cottages off Mierscourt Road, rear of Mierscourt Farm Shop | 5.73 | | | | | | | | |
| UB9c | Sharsted Farm, east of North Dane Way (adjacent to SLAA0438 and 0783) | 10.59 | | | | | | | | |
| UB9f | Lordswood Leisure Centre (adjacent to SLAA0438) | 2.26 | | | | | | | | |
| UP1e | Arethusa Centre and Boatyard | 2.32 | | | | | | | | |
| SO1 | Spatial Options - Medway City Estate | 103.00 | | | | | | | | |
| SO2 | Spatial Options – Land North of Ratcliffe Highway | 8.00 | | | | | | | | |
| SO3 | Spatial Options – Land South of Christmas Lane, High Halstow | 14.00 | | | | | | | | |
| SO4 | Spatial Options – Land north & South of North Street | 84.00 | | | | | | | | |
| SO5 | Spatial Options – Land South of Stoke | 12.00 | | | | | | | | |
| SO6 | Spatial Options – Land East of Court Lodge Farm | 2.00 | | | | | | | | |
| SO7 | Spatial Options – Land North of Middle Stoke | 1.00 | | | | | | | | |
| SO8 | Spatial Options – Land West of Lower Stoke | 27.00 | | | | | | | | |
| SO9 | Spatial Options – Land West of Allhallows | 22.00 | | | | | | | | |
| SO10 | Spatial Options – Land South of West Lane, Grain | 13.00 | | | | | | | | |
| SO11 | Spatial Options – Land South of Grain | 9.00 | | | | | | | | |
| SO12 | Spatial Options – Grange Farm, Lower Rainham Rd | 2.00 | | | | | | | | |

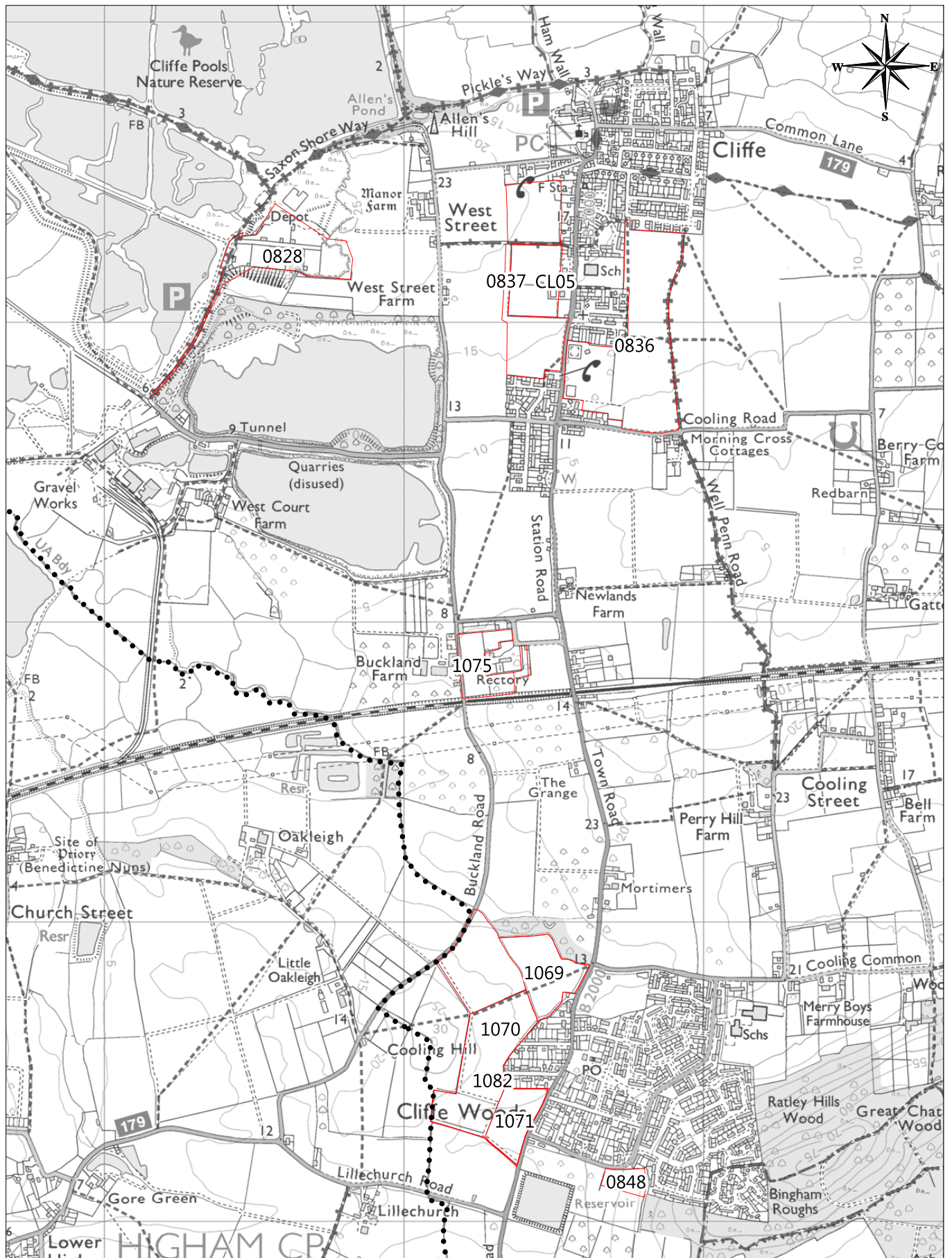
*Medway Strategic Land Availability Assessment (SLAA)
January 2017*

| Site Details | | | | Achievability & Development Potential | | | | | | Conclusion |
|--------------|---|-----------|--|---------------------------------------|-----------------------|-----------------|------------------|-------------------|----------------------|-------------|
| Site Ref | Site Name | Site Area | | Availability | Development Potential | Phasing 0-5 yrs | Phasing 6-10 yrs | Phasing 11-15 yrs | Phasing 16 + yrs | Capacity |
| SO13 | Spatial Options – Land North of Grange Rd, Lower Twydall | 5.00 | | | | | | | | |
| SO14 | Spatial Options – Land West of the Eastcourt Lane, Lower Twydall | 1.00 | | | | | | | | |
| SO15 | Spatial Options – Land South of Canterbury Lane, Rainham | 16.00 | | | | | | | | |
| SO16 | Spatial Options – Land West of Seymour Rd, Rainham | 1.00 | | | | | | | | |
| SO17 | Spatial Options – Land West of South Bush Lane, Rainham | 22.00 | | | | | | | | |
| SO18 | Spatial Options – Land West of Meresborough Lane, Meresborough | 9.00 | | | | | | | | |
| SO19 | Spatial Options – Land East of Meresborough Rd, Meresborough | 8.00 | | | | | | | | |
| SO20 | Spatial Options – Land East of Mierscourt Farm | 3.00 | | | | | | | | |
| SO21 | Spatial Options – Land North of Lidsing Rd and East of Capstone Rd, Hempstead | 3.00 | | | | | | | | |
| | | | | | | | | | Housing Total | 5980 |

Appendix 6 – SLAA Site Maps



Overview map



Map 1



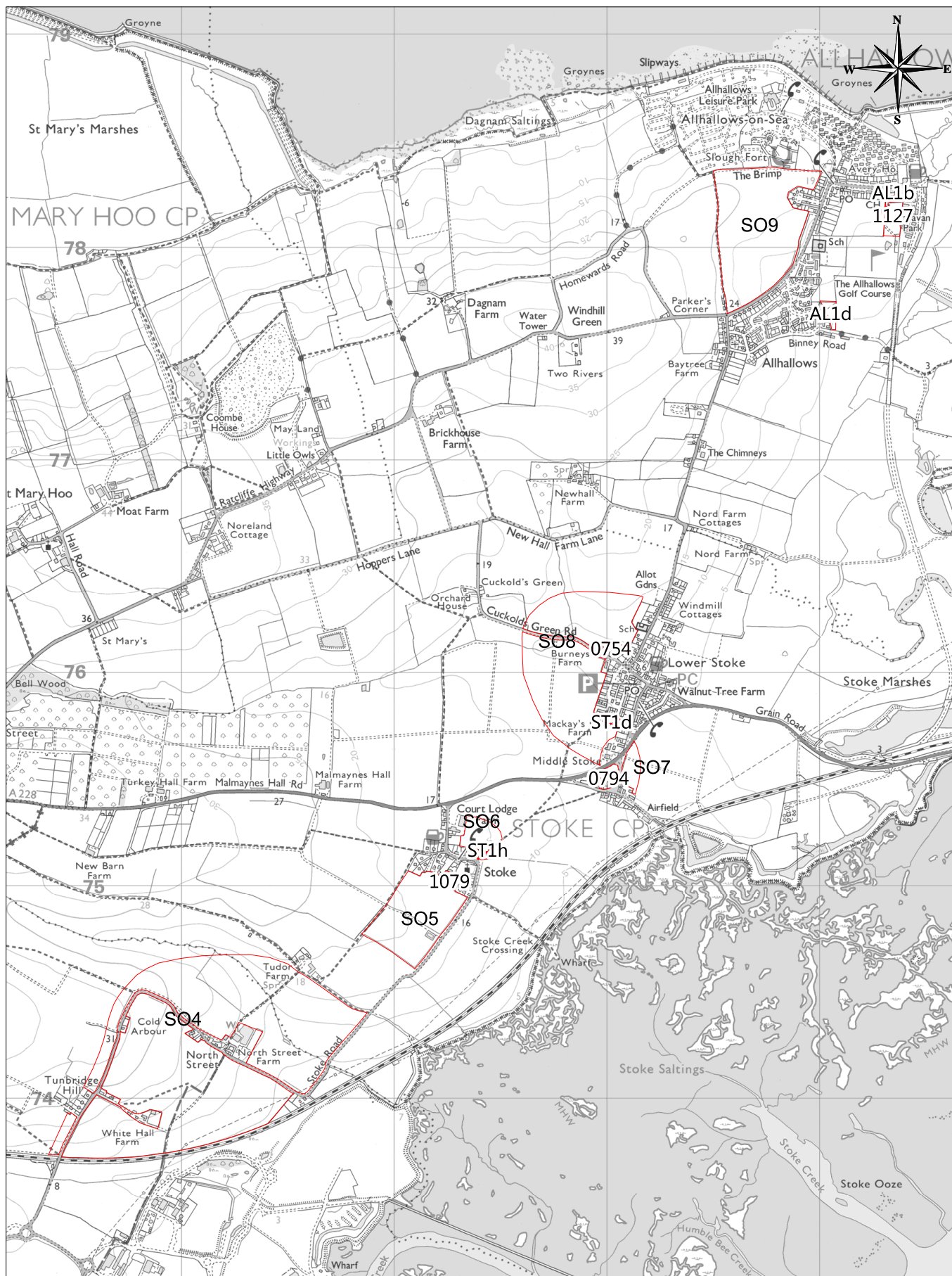
Serving You

Scale: 1:17500 12/01/17

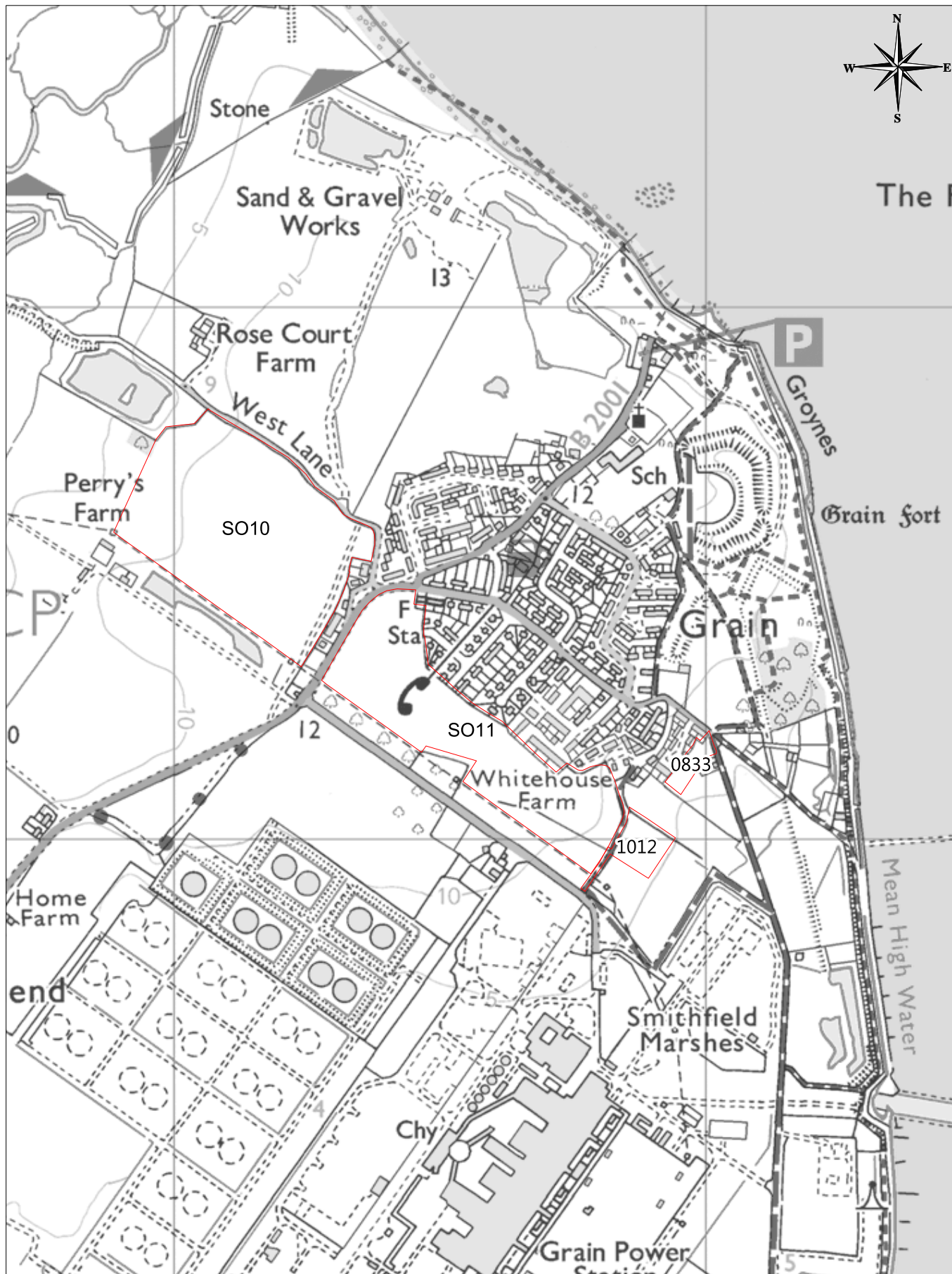
© Medway Council, 2012



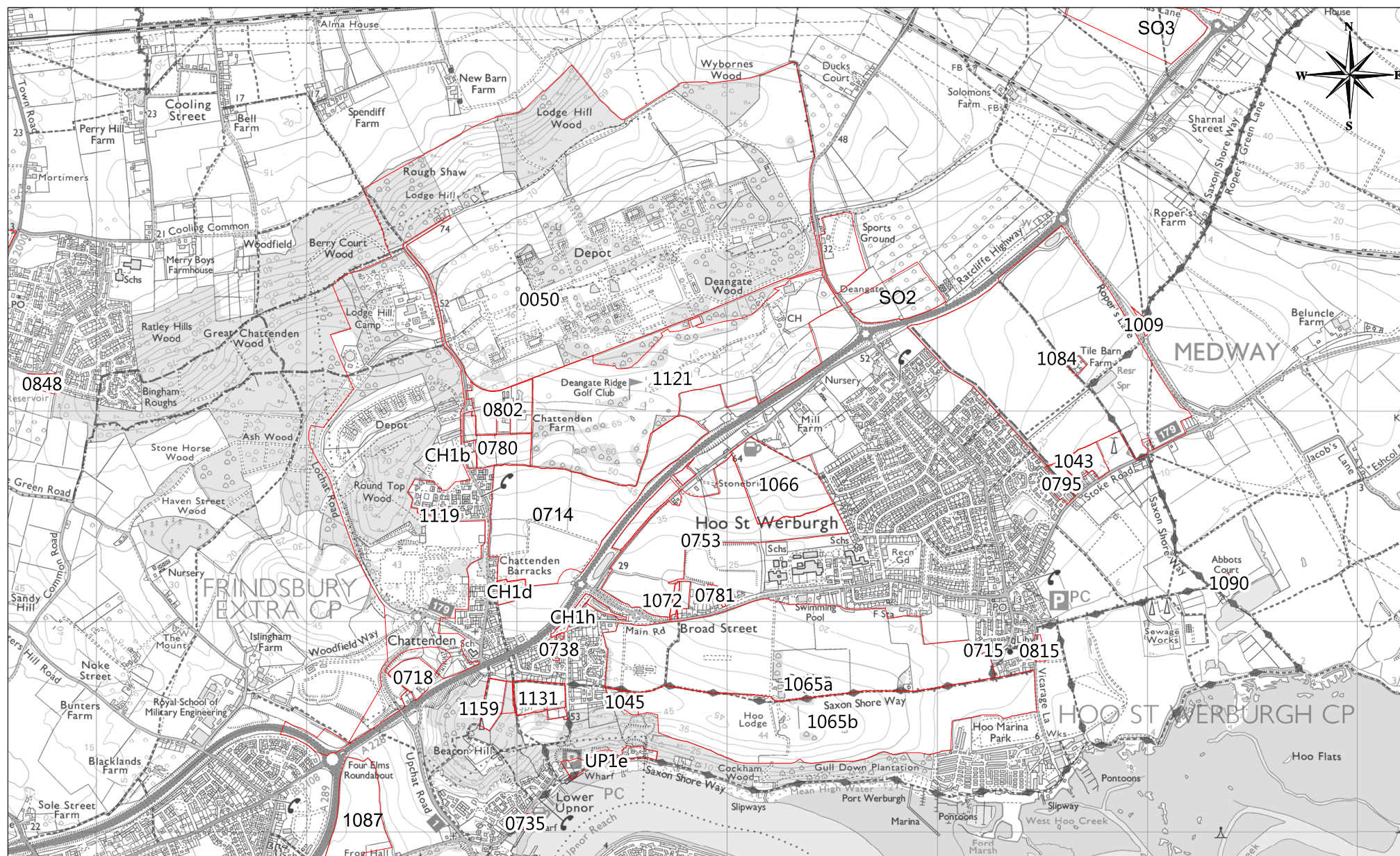
Map 2



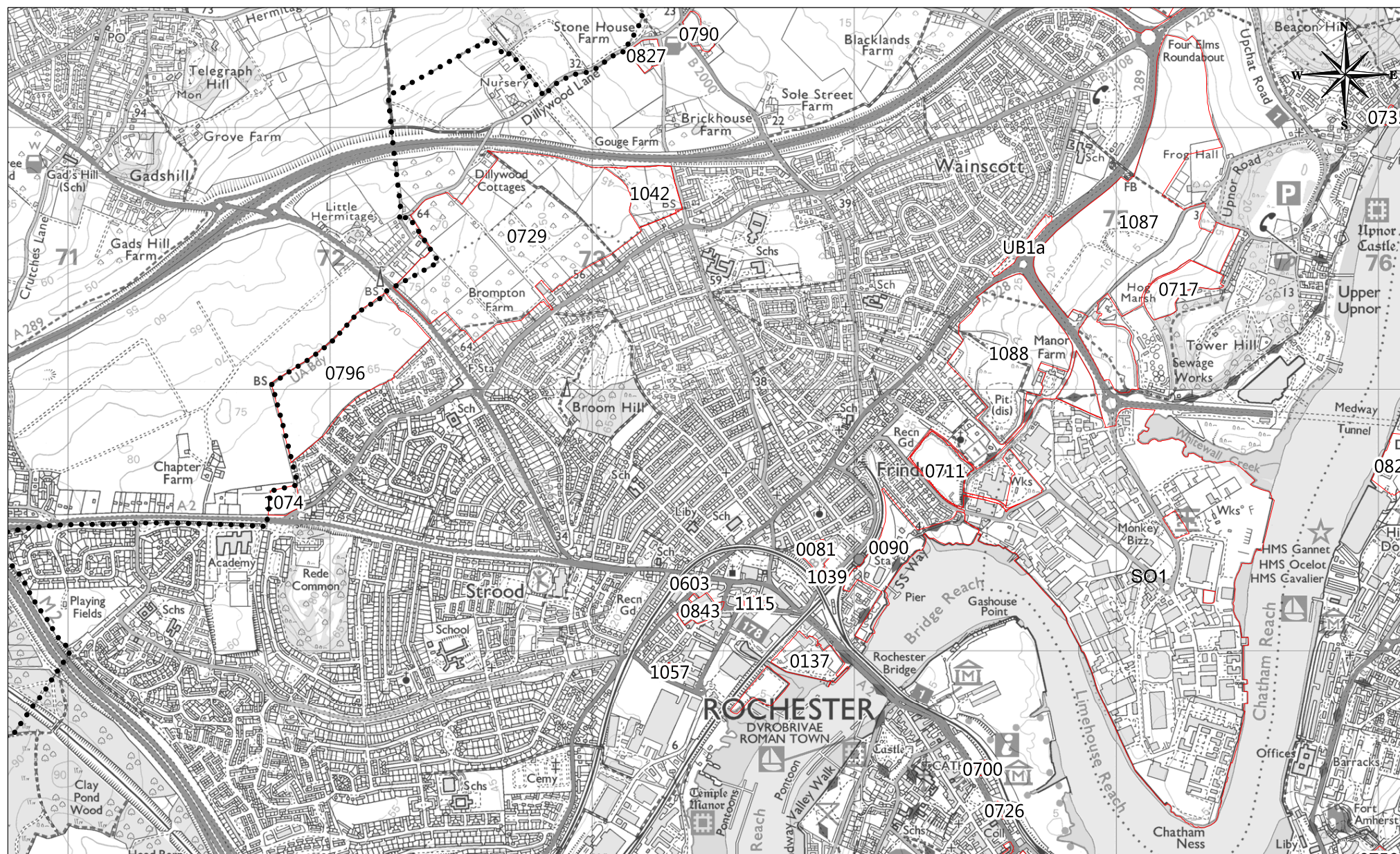
Map 3



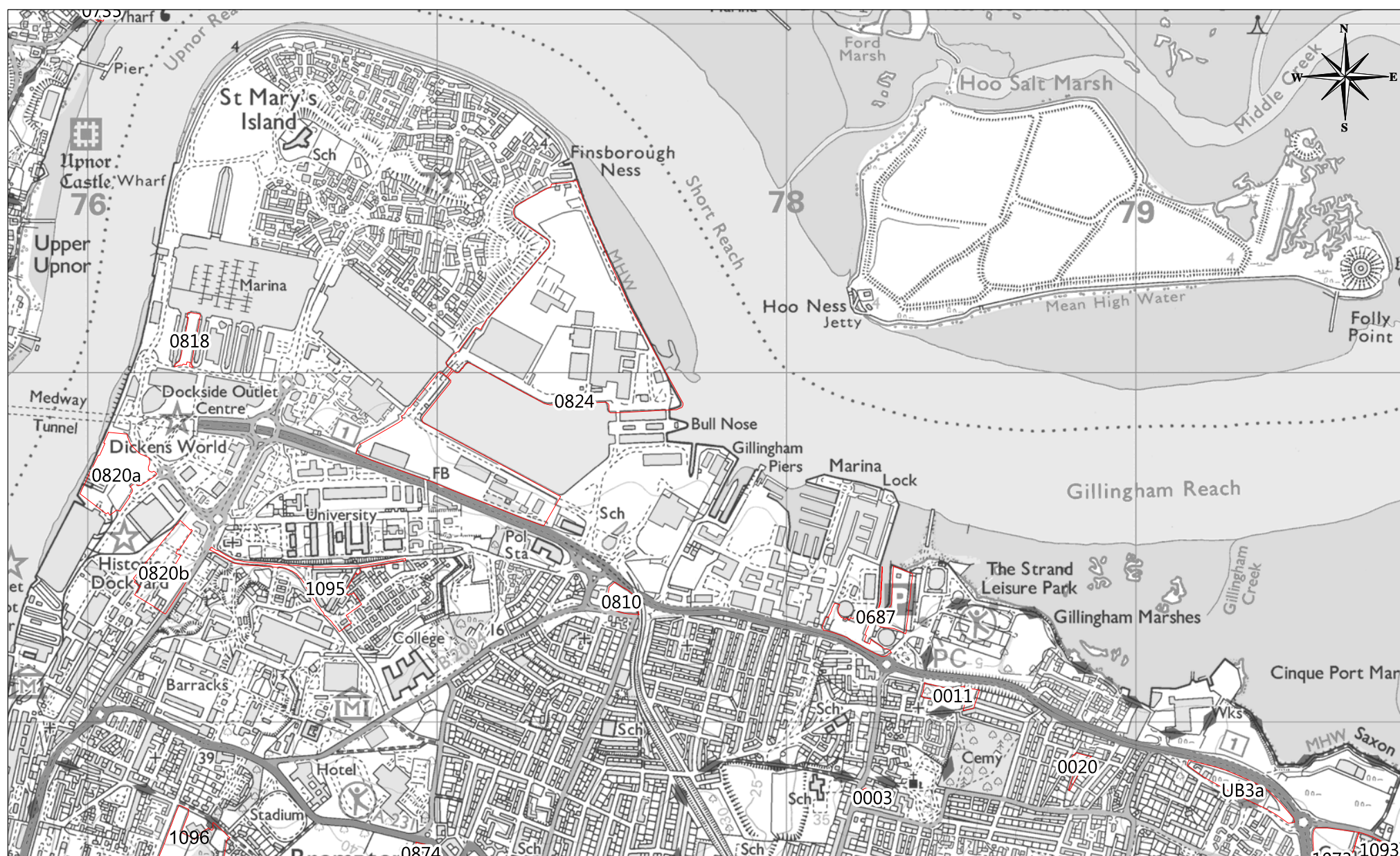
Map 4



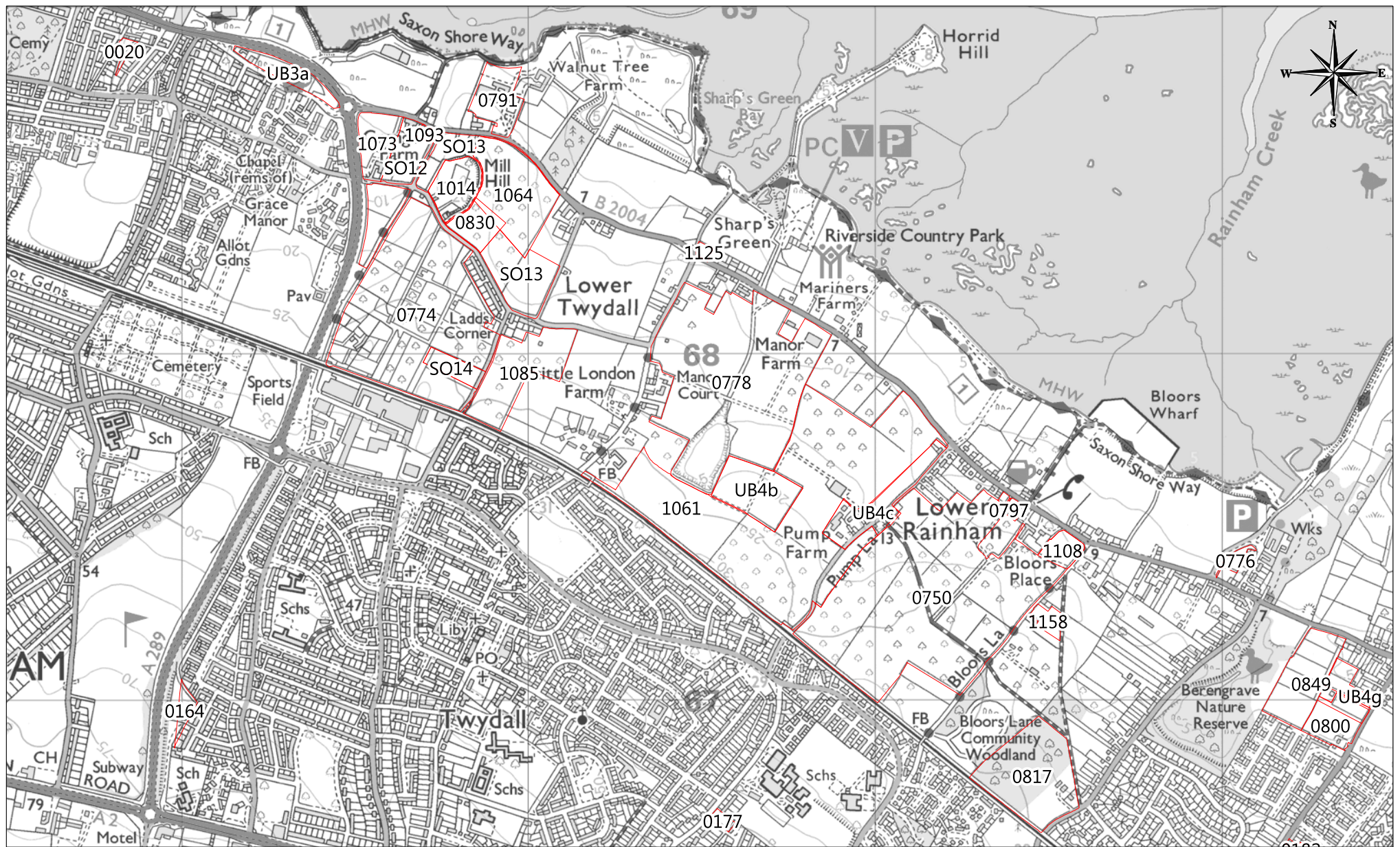
Map 5



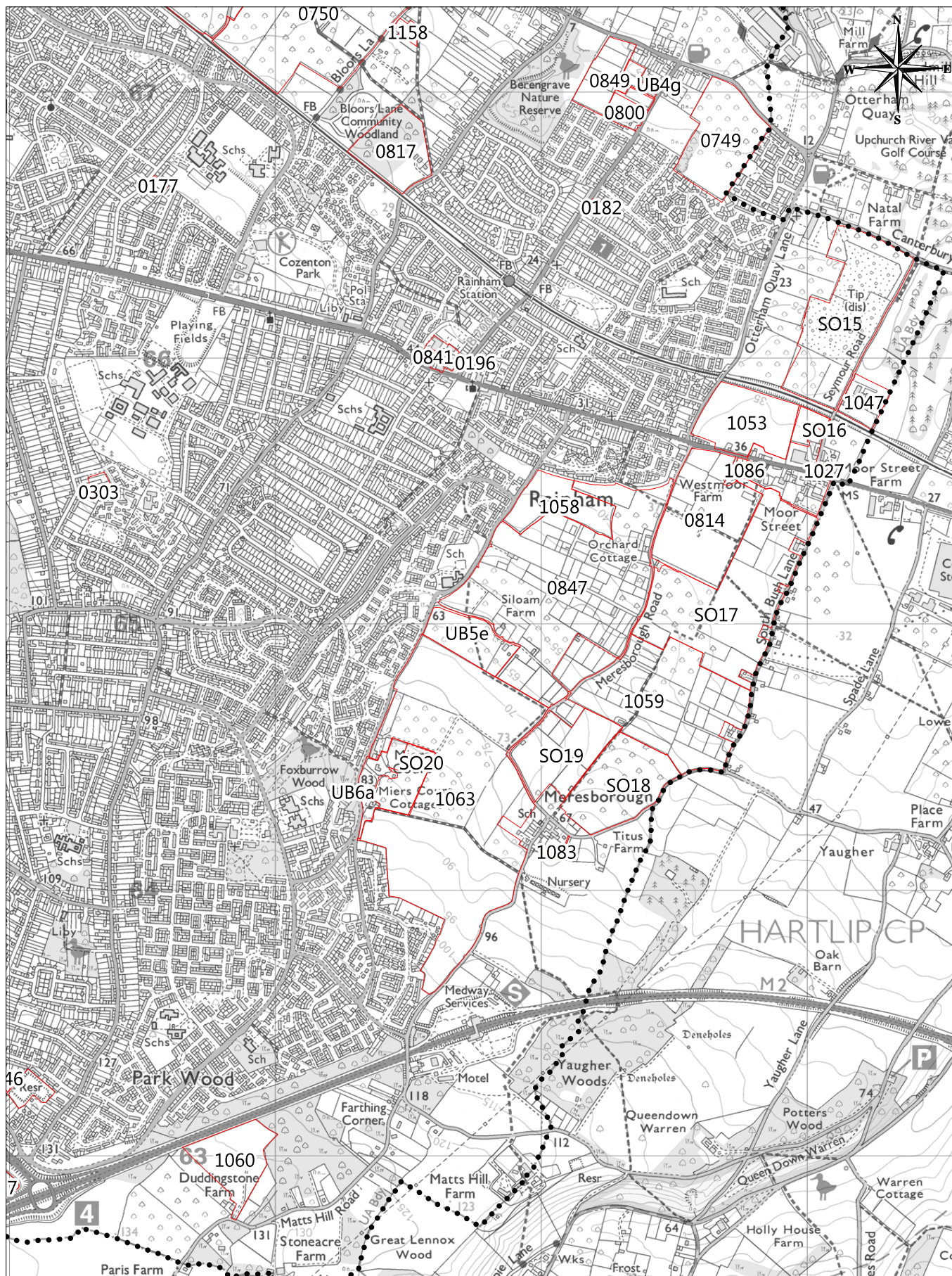
Map 6



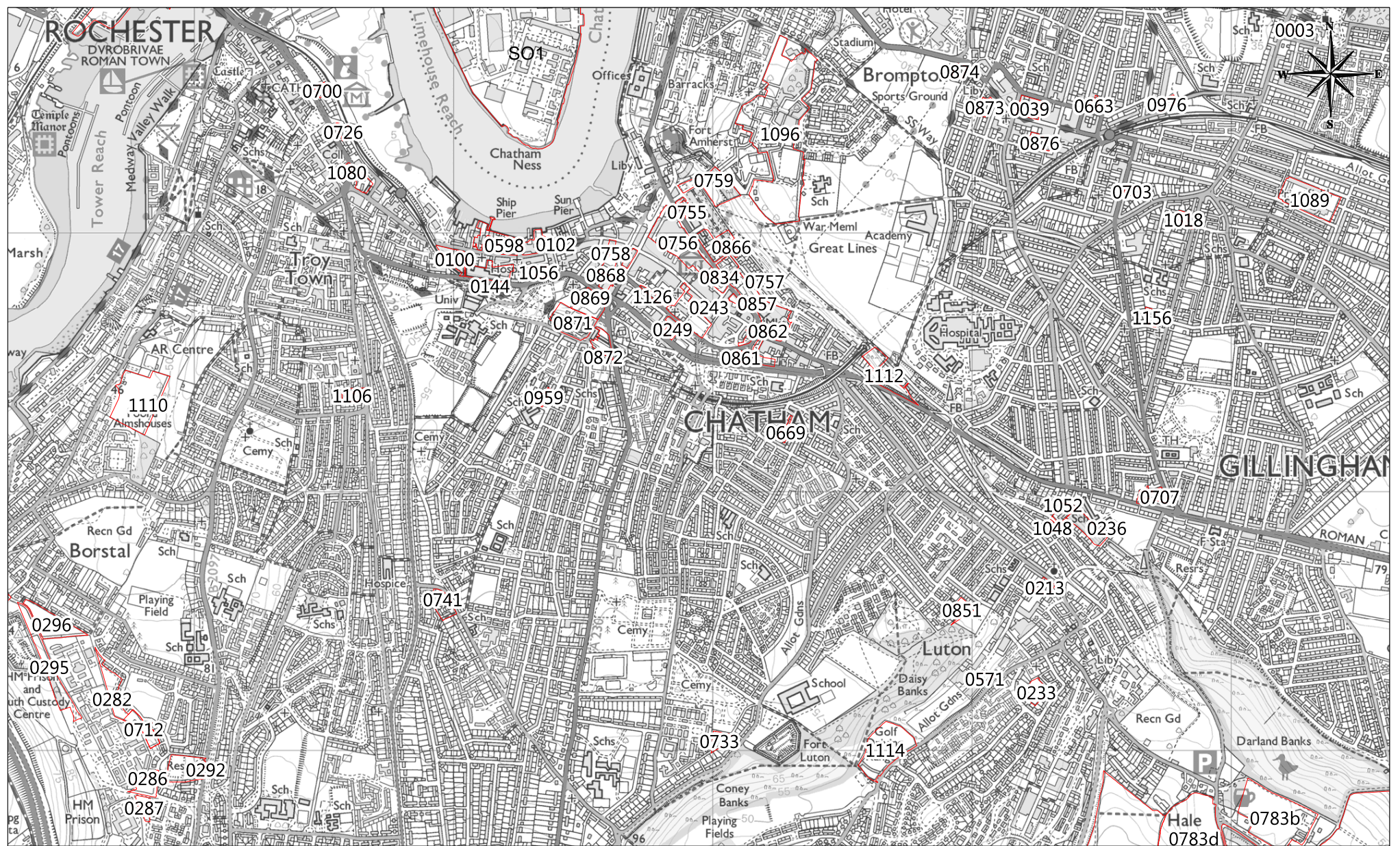
Map 7



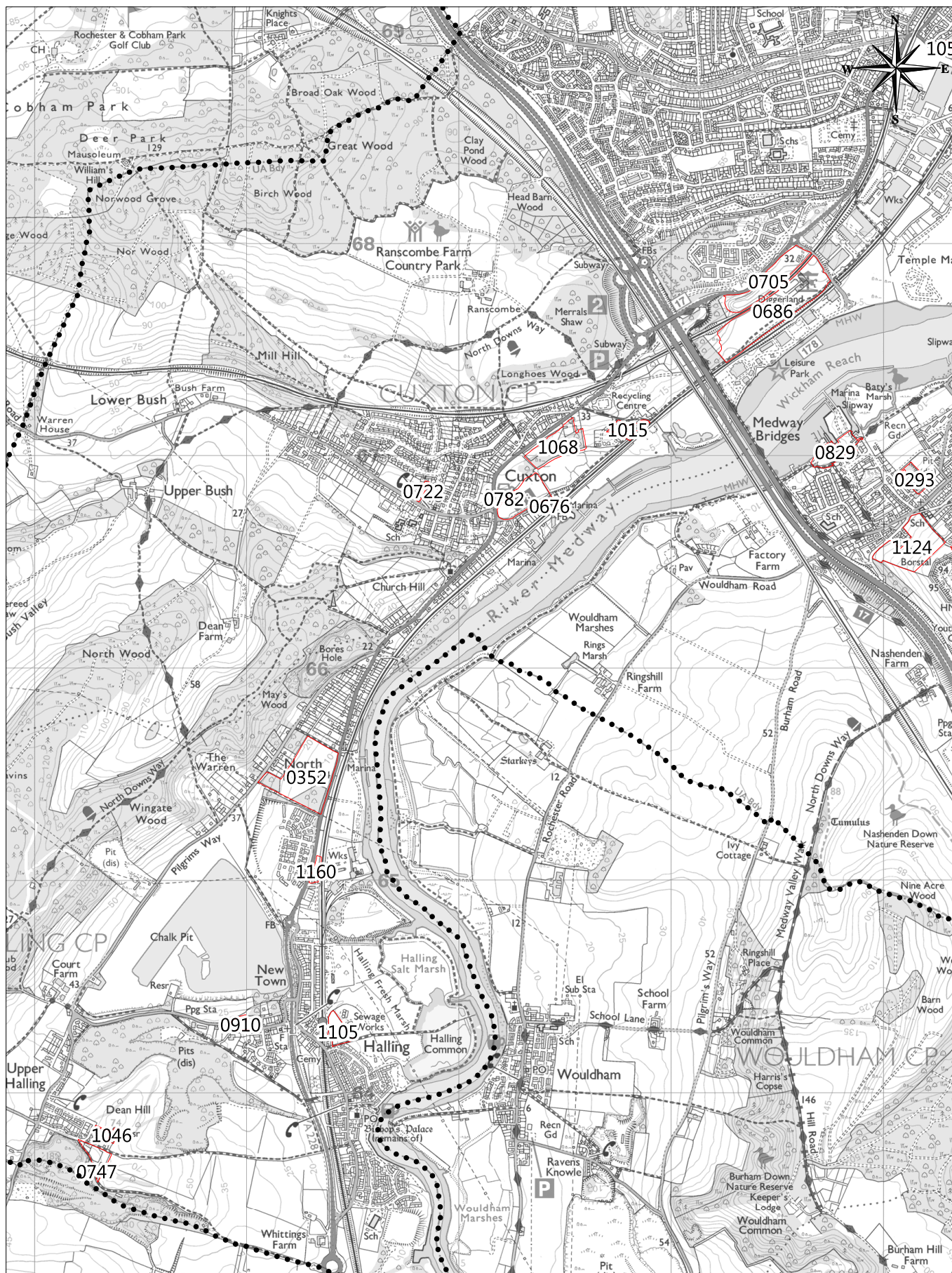
Map 8



Map 9



Map 11



Map 12