



# Strategic Land Availability Assessment (SLAA)

**July 2018**

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## **Executive Summary**

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

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

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

This is the third iteration of the SLAA following the commencement of the preparation of a new Local Plan for Medway. Previous iterations were published in 2015 & 2017.

A total of 156 sites were deemed to be suitable, available and achievable for development. This comprised 99 residential sites, 20 employment sites, 27 mixed use sites, 4 retail sites, 5 sites for community facilities and 1 site for leisure facilities. The details of the breakdown are detailed in the table below.

This amounted to a potential for 6,822 new residential units and 1,128,219 sq. m of employment floorspace across Medway. This was formed of new residential and mixed use sites.

The Medway SLAA 2018 has not identified sufficient land that is suitable and available for development to meet Medway's anticipated growth needs over the plan period. The preparation of the Local Plan will continue to seek approaches to development that mitigate and address constraints, to identify additional sites and broad locations that could provide for Medway's development needs.

Alongside the publication of the SLAA 2018 Medway Council is seeking further information on sites through a further information consultation.

## 1. Introduction

### What is a SLAA?

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

### Policy Context<sup>1</sup>

- 1.5 In 2012 national planning policy was updated with the introduction of the [National Planning Policy Framework](#) (NPPF). In 2014 this was supplemented by the [Planning Practice Guidance](#) that provides further direction on the function and importance of the SLAA process.

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<sup>1</sup> All references to the NPPF and PPG relate to the 2012 NPPF and PPG prior to draft changes proposed in Spring 2018.

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- 1.6 Paragraph 159 of the NPPF states that local planning authorities should:  
*‘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.’* This forms part of the Local Plan evidence base to aid understanding of the housing need.
- 1.7 The Planning Practice Guidance provides further detail of this requirement, and outlines the process to be followed. It stipulates that the SLAA should:
- Identify sites and broad locations with potential for development;
  - Assess their development potential; and
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)<sup>2</sup>.
- 1.8 The guidance sets out the methodology for producing a SLAA in a flowchart<sup>3</sup>, which is provided below. The council has followed the recommended process and has structured this report to align with the key stages in the government’s guidance.

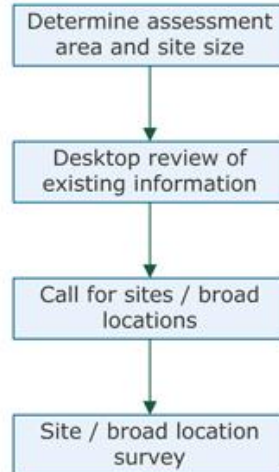
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<sup>2</sup> Planning Practice Guidance – [Housing and economic land availability assessment](#) Paragraph: 001 Reference ID: 3-001-20140306

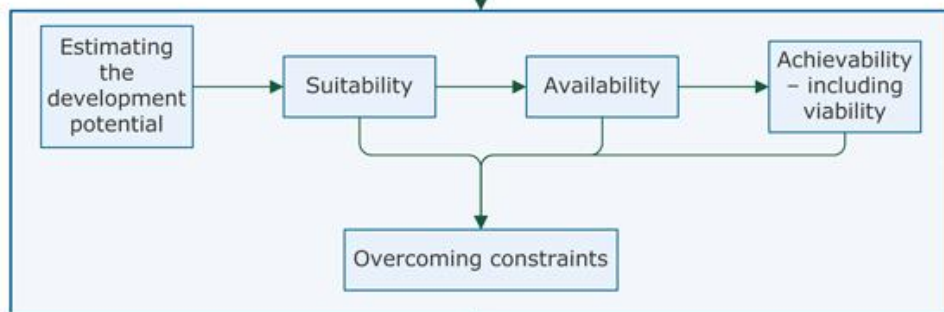
<sup>3</sup> Planning Practice Guidance - Paragraph: 006 Reference ID: 3-006-20140306

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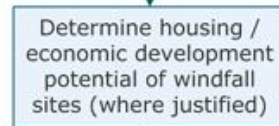
**Stage 1 - Site / broad location identification**



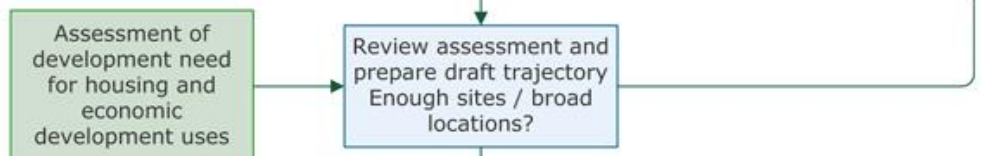
**Stage 2 - Site / broad location assessment**



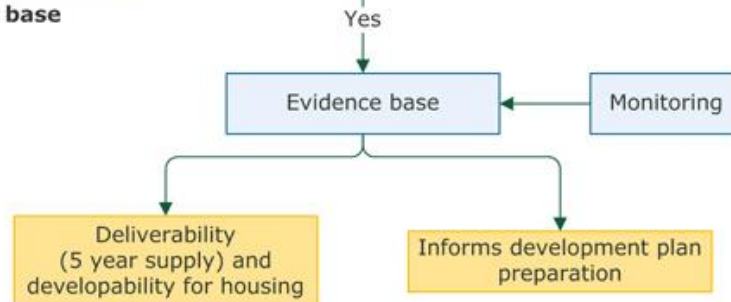
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



**Figure 1: SLAA Methodology Flowchart**

## **2. Background**

- 2.1 This Medway SLAA Report 2018 is the latest iteration of work on land availability assessment carried out to support the preparation of the new Medway Local Plan. The council commenced work on a new Local Plan in 2014. It commissioned a Strategic Housing and Economic Needs Assessment to determine the scale and mix of development needed to support Medway's growth over the plan period. The Planning Service also undertook a review of land availability in the borough to inform the options for the plan's strategy to deliver sustainable development in Medway.
- 2.2 The first SLAA report to inform the new Local Plan was published in November 2015, and a second iteration was published in January 2017. These followed a 'Call for Sites' and desktop review in 2014 to identify potential sites. The council has continued to accept the submission of new sites through the Call for Sites process up to the end of the Local Plan Development Strategy consultation. This is to provide the widest range of land to be considered for potential development.

### **Medway SLAA 2015<sup>4</sup>**

- 2.3 The Medway SLAA 2015 was the first review of land availability in association with the preparation of the new Medway Local Plan. 426 sites were reviewed for their development suitability and 89 sites were identified within Medway that were assessed to be suitable and available for development. These sites provided a potential capacity of 11,381 residential units on SLAA sites. 5,000 of these dwellings came from the Lodge Hill site, which was subject to an outline planning application, pending determination through Public Inquiry. The total development potential was short of the additional capacity required to contribute to meeting Medway's objectively assessed need for housing (OAN) of 29,463 units over the plan period 2012-2035, as identified in the Strategic Housing Market Assessment<sup>5</sup>.

### **Medway SLAA 2017<sup>6</sup>**

- 2.4 Following the publication of the SLAA in late 2015, comments were sought on the assessment findings and methodology as part of the Medway Local Plan 'Issues and Options' consultation in early 2016. 44 responses on the SLAA were received. The comments generally proposed a review of a number of criteria and aspects of the assessment: facilities accessibility scoring, landscape, green belt, agricultural land, employment, site size and density.
- 2.5 The council considered the comments made, and reviewed the process for producing the SLAA. These changes considered the screening process, some of the suitability criteria and density/development potential. The details of the amendments were set out in the Medway SLAA 2017 report. The assessment identified 53 sites to be suitable, available and achievable

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<sup>4</sup> Available at: [https://www.medway.gov.uk/downloads/file/146/medway\\_slaa\\_main\\_report\\_-\\_november\\_2015](https://www.medway.gov.uk/downloads/file/146/medway_slaa_main_report_-_november_2015)

<sup>5</sup> Available at: [https://www.medway.gov.uk/downloads/file/633/strategic\\_housing\\_market\\_assessment\\_shma](https://www.medway.gov.uk/downloads/file/633/strategic_housing_market_assessment_shma)

<sup>6</sup> Available at: [https://www.medway.gov.uk/downloads/file/162/slaa\\_main\\_report\\_-\\_january\\_2017](https://www.medway.gov.uk/downloads/file/162/slaa_main_report_-_january_2017)



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for residential development, presenting a potential capacity of 5980 dwellings on SLAA sites without planning permission.

### **Medway SLAA 2018**

2.6 The council has continued to update its work in considering the range of sites and broad locations for potential development, to inform the preparation of the Local Plan. 29 new sites have been put forward since the publication of the SLAA report in 2017. 26 of these were new site submissions. The remaining 3 sites (SO22, SO23 & SO25) were identified by the Council as having development potential and meet the Council's regeneration priorities.

2.7 The list of the new sites is set out in the table below:

<b>SLAA Reference Number</b>	<b>Site Name</b>
1162	Eastcroft Farm, Merryboys Road, Cliffe Woods
1164	Pilgrims Road, Halling
1165	143 Berengrave Lane, Rainham
1166	Land west & south of Halling Primary School, Halling
1167	Woodview House, Perry Hill, Cliffe
1168	Land adj. Woodview House, Perry Hill, Cliffe
1169	Land adj to 12 Cooling Road, Cliffe
1170	Land at Mierscourt Road, Rainham
1171	Eastcourt Farm, Eastcourt Lane, Rainham
1172	Land to south of Common Lane, Cliffe
1173	Bush Road, Cuxton
1174	Land south of Stoke Road, Hoo
1175	Land to north of Hoo

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1176	Land east of Four Elms
1177	Land to the west of Shawstead Road, Capstone
1178	Parcel 2 north of Stoke Road
1179	Parcel 3 south of Stoke Road
1180	Land west of Windmills Road, Medway Maritime Hospital
1181	Former Gillingham Fire Station
1182	Rainham Library
1183	Britton Farm, Gillingham
1184	Land north of Laker Rd, Rochester Airport Industrial Estate
1185	Land Surrounding Jacob's Lane, Hoo St Werburgh
1186	Land East of Vicarage Lane, Hoo St Werburgh
1187	Plot 1, Anthony's Way, Medway City Estate
1188	Pier Approach Road Depot, Gillingham
1189	Orchard Kennels, Rainham
SO22	Land west of Commercial Rd, Strood
SO23	Old Rochester railway station ticket office, Rochester
SO24	Land East of Pier Approach Rd, Gillingham
SO25	Land north of Priory Rd, Strood
SO26	Jenkins Dale, Chatham

**Table 1. New SLAA sites submitted after 2017 SLAA report**

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- 2.8 Of these new sites, two were screened out due to size and or development capacity (site refs: SO23 & 1169). A further three of the sites (site refs: 1177, 1185 & 1186) were not submitted as proposed development sites, but identified as having a potential role as environmental buffers and green infrastructure in association with promoted sites.
- 2.9 Sites 1170 and 1189 were also part of a larger site (site ref: 847) and have been submitted separately. They are still to remain part of site 847, but have been submitted to the Council separately to provide another option for delivery in these areas.

*Supplementary Information*

- 2.10 Supplementary information has been provided for 71 of the sites that formed part of the SLAA 2017. This information came in the form of representations to the Development Options Consultation 2017 and/or technical supporting information/submissions following the end of the consultation period in early 2017.

### 3. SLAA Process

#### Stage 1. - Site Identification

##### Assessment Area

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

##### Site Size

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

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

*The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m<sup>2</sup> of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.<sup>7</sup>*

- 3.3 The council sought a wider definition that reflected the urban nature of parts of Medway with smaller brownfield sites suitable for regeneration, and based on experience of schemes coming forward. As a result the Medway 'Call for Sites' requested sites to be either 0.15ha and larger or have the potential to deliver 5 or more dwellings.

##### Desktop Review

- 3.4 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 Service 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, such as school sites, highways land, open space; and derelict buildings;
  - Wider public sector land was identified via the One Public Estate Strategy and included land in the ownership of the Police, Fire and Rescue and Health services;
  - Planning permissions that have not yet been implemented and sites that are under construction, but not yet completed.

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<sup>7</sup> Available at: Paragraph: 010 Reference ID: 3-010-20140306

- 3.5 For the preparation of the Medway SLAA 2018 report, information relating to sites under construction and with planning permission came from the Medway Authority Monitoring Report 2017<sup>8</sup> (AMR) published in December 2017 which reported on the period up to 31 March 2017. This has provided a consistent reference base, as the SLAA has been updated since 2015. The development monitoring work for the period up to 31 March 2018 will inform the next iteration of the SLAA to support the draft plan stage.

### **Call for Sites**

- 3.6 In addition to the desktop review the Council carried out a 'Call for Sites' to seek further information on potential sites. The Planning Service has used its Local Plan database of developers, landowners, residents, businesses, groups and organisations to request details of potential sites that could be considered for development. An initial Call for Sites was held in Spring 2014. Further sites have been promoted in association with consultation on the new Medway Local Plan. The council has continued to seek details of potential sites up to the end of the consultation on the Local Plan Development Strategy stage.

### **Identifying Broad Locations and Sites**

- 3.7 The planning practice guidance encourages the assessment of sites that have not been submitted to the Council formally, but identified through officers' analysis and survey of land and development needs in Medway. This presents the opportunity to consider the development of urban extensions and new settlements. Given the scale of development needs identified for Medway, the council acknowledges the need to consider the widest range of growth options, and that strategic scale development sites may be required to deliver sustainable development that provides for upgrades in infrastructure and services. 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.'*<sup>9</sup>

- 3.8 As part of the SLAA process, the Council 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.
- 3.9 Planning 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.

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<sup>8</sup> Reports available at: [https://www.medway.gov.uk/downloads/download/24/authority\\_monitoring\\_report](https://www.medway.gov.uk/downloads/download/24/authority_monitoring_report)

<sup>9</sup> Reference ID: 3-011-20140306<sup>9</sup>

- 3.10 The spatial options and urban boundary review sites were taken through the SLAA assessment process to test their potential for development subject to location and the outcomes of the survey work. A total of 50 sites were identified for further testing through the SLAA. 494 sites were identified through the desktop review and Call for Sites processes.
- 3.11 A site or broad location survey was undertaken following the submission or identification of a site. A copy of the survey form used is set out in Appendix 6. This form was used to clarify issues identified by the desktop review and confirm the information provided.

### Screening

- 3.12 Following the identification and survey of sites, an initial desktop assessment was carried out to remove sites that were in principle unsuitable for further assessment through the SLAA process. This included that fell within one of the following categories:
- Sites less than the size threshold (0.15ha) or would produce less than five dwellings;
  - Sites located in an international environmental designation (SACs, Ramsar & SPAs)
  - Sites located entirely within flood zone 3a/b and surface water flood risk where the Council's Flood Risk and Drainage Officer advised that issues could not be resolved
- 3.13 89 sites were Unsuitable due to the reasons outlined above. Those sites Unsuitable due to the above grounds are listed in Appendix 2.

### Summary

- 3.14 492 sites were identified through the Desktop Review and the Call for Sites processes for assessing in the Medway SLAA 2018. 89 sites were unsuitable as a result of the screening process, leaving 403 sites to be assessed. These are listed at Appendix 3.

## Stage 2. Site/Broad Location Assessment

### Estimating the development potential

- 3.15 The Guidance<sup>10</sup> advises that an estimate of the development potential of each identified site should be provided and guided by the existing or emerging plan policy including locally determined policies on density.
- 3.16 Where the plan policy is out of date or does not provide a sufficient basis to make a judgement the PPG advises that relevant existing development schemes can be used as the

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<sup>10</sup> Planning Policy Guidance – [Housing and economic land availability assessment](#) Reference ID: 3-017-20140306

basis for assessment, adjusted for any individual site characteristics and physical constraints.

- 3.17 There is no saved policy on density in the 2003 Medway Local Plan. Estimates of development potential for employment uses was calculated applying plot ratios advised in the North Kent Employment Land Needs Assessment, 2015.<sup>11</sup> The approach used for assessing residential development capacity was based on analysis of existing development schemes. This provided the basis for the calculation of development capacity in the Medway SLAA reports in 2015 and 2017. The approach considered differential densities reflecting urban, suburban and rural character areas in Medway. Details of the approach are set out in Medway SLAA 2015 and 2017 reports.
- 3.18 In the current Medway SLAA 2018, the Council further developed the methodology to take account of national policy ambitions to make the most effective use of land through raising densities in suitable sustainable locations. The Government has been supportive of increased densities with both the Housing White Paper 2017 and the proposed revisions to the NPPF suggesting an increase in density numbers in the urban areas around public transport hubs. This is referred to as 'Public Transport Oriented Development' (PTOD) and has been considered further in the Local Plan Development Strategy consultation document. Therefore the council has used evidence on existing residential density analysis, together with researched principles on appropriate density by accommodation type to develop an 'optimal net density' informed by accessibility to transport hubs.
- 3.19 Optimum net residential densities by transport hub and walking zone were informed by best practice and analysis undertaken as part of the SLAA. The work has categorised locations as core, primary, secondary or peripheral based on accessibility to transport hubs. The details of the spatial analysis and mapping together with the methodology to inform this development assessment is set out in the Medway Housing Delivery Report, 2018. The range is considered to reflect the existing local character and future aspirations.

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<sup>11</sup> Available at:

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

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Hub	Core	Primary	Secondary	Periphery
Chatham	275	180	79	35
Strood	180	95	79	35
Gillingham	95	79	79	35
Rochester	95	95	79	35
Hoo St Werburgh <sup>12</sup>	35 (50)	35 (50)	35 (50)	35
Rainham	50	35	35	35

**Table 2. Optimal residential densities (DPH)**

### *Economic Development*

3.20 The development potential of sites for employment uses has been calculated by applying a 'plot ratio' to the gross site area, as advised in the Medway Employment Land Needs Assessment. The following plot ratios (Site Area : Floorspace) are appropriate assumptions for the purposes of the SLAA:

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

3.21 In all cases the optimal density for residential and economic development was used unless a site has received residential planning permission or an application has been received and the density proposed has been assessed to be appropriate. In the latter cases, the planned development quantum figure has been used.

### **Potential uses**

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

3.23 If the site was identified through a desktop review or broad location assessment then the preferred use was identified through recent developer interest in the site or the survey undertaken by the Council.

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<sup>12</sup> The density was raised from 35dph to 50dph for scenarios 2 & 3 of the Development Strategy Consultation 2018 to allow for densification of Hoo St Werburgh.



## Suitability

- 3.24 Sites that were previously allocated or identified in planning policy documents, had planning permission or were under construction were generally deemed suitable. The use of these sites was tested to see if another use was more appropriate.
- 3.25 The planning practice guidance indicates that the assessment of the remaining sites should be guided by established or emerging local planning policies or national policy/guidance.<sup>13</sup> Due to the age of the existing Medway Local Plan 2003 sites were tested against national policy only.
- 3.26 The PPG outlines factors that should be considered when assessing the suitability of a site for development:
- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*
  - *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
  - *appropriateness and likely market attractiveness for the type of development proposed;*
  - *contribution to regeneration priority areas;*
  - *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*<sup>14</sup>
- 3.27 Taking these criteria above the council developed a pro forma to use to assess sites: This included:
- **Physical limitations** - site access (physical access to sites suitable for vehicles), flood risk, air quality (impact on AQMA), ground contamination, any abnormalities on site (e.g. topography or complex site clearance) ;
  - **Potential impacts** – reference to Medway Landscape Character Assessment, natural environment (ecology and nature designations), heritage designations (Listed Buildings, Scheduled Ancient Monuments, Conservation Areas and archaeology) and impact on agricultural land;
  - **Appropriateness and likely market attractiveness** – access to infrastructure (local centres, supermarkets, designated open spaces, education facilities), sustainable transport opportunities (access to bus stops and train stations)
  - **Contribution to regeneration** – supporting development on brownfield sites and within the town centres close to transport hubs;
  - **Environmental/amenity impacts** – Neighbouring uses or the existing neighbouring uses.
- 3.28 The sites were assessed against these criteria at a desktop level and then compared with the findings of the site survey in order to provide a sensitivity checking process to determine the suitability of the sites. A traffic light 'RAG' rating was applied to each criteria and an informed judgement made on the overall suitability of the site for development.

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<sup>13</sup> Planning Practice Guidance, Paragraph: 019 Reference ID: 3-019-20140306 (2014)

<sup>14</sup> Planning Practice Guidance, Paragraph: 019 Reference ID: 3-019-20140306 (2014)

- 3.29 Table 3 sets out the process that the Council undertook to assess individual sites in order to reach conclusions with regards to suitability of a site.

*Table 3: Suitability testing criteria & methodology*

Desktop Site Review				
Criteria	Green	Yellow	Red	National policy, guidance justification & information source
<b>Access to Centres<sup>15</sup></b>	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>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 38</li> <li>• Paragraph 69</li> </ul> <p><i>Centres - local &amp; district centres as defined in the Medway Local Plan 2003, plus supermarkets &amp; shopping centres developed since 2003 plan adopted</i></p>
<b>Access to Education Facilities</b>	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>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 38</li> </ul> <p><i>Mapping of educational facilities - nurseries, primary &amp; secondary schools</i></p>
<b>Access to Open Spaces</b>	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>NPPF:</p> <ul style="list-style-type: none"> <li>• Paragraph 73</li> </ul> <p><i>Open spaces - protected and proposed</i></p>

<sup>15</sup> Distances of 400m and 800m were chosen as appropriate walking distances, based on guidelines from the Chartered Institution of Highways and Transportation, <http://www.ciht.org.uk/en/knowledge/publications/index.cfm/providing-for-journeys-on-foot-2000>

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Desktop Site Review				
Criteria	Green	Yellow	Red	National policy, guidance justification & information source
				<i>open spaces defined in Medway Local Plan 2003 and Medway PPG 17 Audit (2012)</i>
<b>Transport</b>	The site is within 400m of an existing bus stop or 800m of a train station	This site is not within a 400m of a bus stop or 800m of a train station, but is of a size that would warrant the provision of public transport accessibility.	The site is not within 400m of a bus stop or 800m of a train station.	NPPF: <ul style="list-style-type: none"> <li>• Paragraph 29</li> <li>• Paragraph 34</li> </ul> <i>Mapped transport infrastructure</i>
<b>Site Access</b>	A (suitable) vehicular access exists	It is likely a (suitable) vehicular access could be created (within site ownership or highways land).	It is unlikely that a (suitable) vehicular access could be created	NPPF: <ul style="list-style-type: none"> <li>• Paragraph 35</li> </ul> <i>Details from GIS mapping and photography and site survey</i>
<b>Landscape &amp; Environment</b>	Sites that are previously developed land (PDL), outside of the Medway LCA 2011 <sup>16</sup> or within landscape that has both a poor condition and low sensitivity. Plus there is likely to be minimal ecology interest in the site.	Either or both the sensitivity or condition of the landscape is moderate as assessed in the Medway LCA 2011 and there may be ecology interest on site.	The site falls within a landscape of either or both of high sensitivity and good condition in the Medway LCA 2011 and significant ecology interests may exist.  Or have an impact of a	NPPF: <ul style="list-style-type: none"> <li>• Paragraph 109</li> </ul> <i>Landscape &amp; environment -Medway Landscape Character Assessment 2011, designated landscapes and national designated areas (SSSI, SAC, AONB, Ancient Woodland)</i>

<sup>16</sup> Medway Landscape Character Assessment, 2011: [https://www.medway.gov.uk/downloads/file/2340/medway\\_landscape\\_character\\_assessment\\_main\\_report\\_2011](https://www.medway.gov.uk/downloads/file/2340/medway_landscape_character_assessment_main_report_2011)

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Desktop Site Review				
Criteria	Green	Yellow	Red	National policy, guidance justification & information source
			designated habitat	
<b>Heritage</b>	Development is unlikely to impact upon any designated heritage assets or archaeology  Site is remote from any heritage assets	Development may have an impact upon designated heritage assets or archaeology  Site includes or is in close proximity to a heritage asset and may therefore have an impact.	Development is likely to have a significant impact upon designated heritage assets  Development would be likely to result in complete or partial loss of heritage asset.	NPPF: <ul style="list-style-type: none"> <li>Paragraph 132</li> </ul> <i>Heritage assets - designated (listed buildings, conservation areas, scheduled ancient monuments) and those identified by the LPA</i>
<b>Flood Risk</b>	Site is at low risk of flooding.  Site is in Flood Zone 1 or 2 <i>and</i> Site is not an area of high surface water flooding risk	Level of flood risk is acceptable  Site is in Flood Zone 3a but has passed the Exceptions Test <i>or</i> Site is in area of high surface water flooding risk	Level of flood risk is unacceptable  Site is in Flood Zone 3a but has not passed the Exceptions Test	NPPF: <ul style="list-style-type: none"> <li>Paragraph 100</li> </ul> Flood zones - Environment Agency flood mapping  Surface water flood risk - Medway Council Flood Risk & Drainage & Environment Agency flood mapping
<b>Air Quality</b>	Site is not within or adjacent to an AQMA; nor is contamination suspected.	Site is not within or adjacent to an AQMA.	Site is within or adjacent to an AQMA. <i>Or</i>	NPPF: <ul style="list-style-type: none"> <li>Paragraph 124</li> </ul>

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Desktop Site Review				
Criteria	Green	Yellow	Red	<i>National policy, guidance justification &amp; information source</i>
	Traffic generated by the development is not expected to route through AQMA (or potential AQMA)	Traffic generated by development is expected to route through AQMA (or potential AQMA) but site will accommodate less than 200 units.	Traffic generated by development is expected to route through AQMA (or potential AQMA) and site will accommodate more than 200 units.	Medway AQMAs: Central Medway, Pier Road, High Street/Rainham Town Centre & Four Elms Hill. Therefore, this criterion only applies to sites within or close to these designated areas.  Further work on assessing the impact on air quality will be carried out as part of the Strategic Transport Assessment.
<b>Contamination</b>	Contamination is not suspected on the site	Contamination is known or suspected on site but remediation is considered to be deliverable	Contamination is known or suspected on the site but remediation is expected to be undeliverable	NPPF: <ul style="list-style-type: none"> <li>Paragraph 109</li> </ul> Contaminated land – reference to Medway Council Environmental Health records
<b>Agricultural Land</b>	The site is PDL or within ALC classification urban, non-agricultural, grade 5, grade 4	ALC grade 3	ALC Grade 1& 2	NPPF: <ul style="list-style-type: none"> <li>Paragraph 112</li> </ul> Agricultural land classification - Ministry of Agriculture, Fisheries and Food ALC survey data 1988
<b>Contribution to Regeneration Priorities</b>	Meets fully the objectives of the Medway 2035 draft Regeneration Strategy and	Partly meets the objectives of the Medway 2035 and Development Strategy	Does not contribute to any of the objectives in the Medway 2035 and	

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Desktop Site Review				
Criteria	Green	Yellow	Red	<i>National policy, guidance justification &amp; information source</i>
	Development Strategy Local Plan consultation document.	documents.	Development Strategy documents.	
Sensitivity Check				
<p>This is not an exhaustive list and was used to provide a consistent basis for initial assessment of suitability for development. Added to this were the results of the site survey and officer informed judgement and knowledge regarding individual sites. This included a review of the 'market appropriateness' test of the PPG.</p>				

**Table 3. Suitability testing criteria methodology**

## **Availability**

- 3.30 The PPG advises that sites are deemed to be available when the best information available (such as Call for Sites information) demonstrates that there are no legal or ownership problems and the site has a willing landowner.
- 3.31 In preparing the Medway SLAA 2018, sites were deemed to be available on the following grounds:
- Submitted in response to the 'Call for Sites' process;
  - The site promoter participated in a developer interview as part of the Call for Sites process;
  - The site promoter responded to any of the consultation stages of the new Medway Local Plan indicating interest in development of the site; or
  - There has been development interest in the site since submission to the Call for Sites process.

## **Achievability**

- 3.32 The PPG states that an achievable site is one where "there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time"<sup>17</sup> and is essentially a judgement about the economic viability of a site and whether it will be completed in the time period.

The Council has undertaken initial achievability testing, informed by:

- Developer interviews
  - Information requested as part of the site submissions
  - Any further submissions to the Council regarding sites with specific information on achievability
- 3.33 In 2015 the Council undertook developer interviews on those sites submitted in the 2014 Call for Sites and has since then kept an open dialogue on sites with developers. Part of this dialogue has been to understand the achievability of the sites coming forward for development.
- 3.34 The Call for Sites pro forma requested information on possible constraints on the site and asked land owners/developer to identify any market viability and/or legal/ownership issues.

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<sup>17</sup> Paragraph: 021 Reference ID: 3-021-20140306



## **Phasing**

- 3.35 The phasing estimations have been completed internally by Medway Council's Planning Policy Team. This work is based on the annual housing monitoring work carried out for the annual Authority Monitoring Report. Officers use discussions with developers and relevant officers to estimate numbers over the plan period, together with knowledge on likely delivery rates based on experience of sites across Medway.
- 3.36 In order to review the robustness of this process the council has undertaken an exercise to compare the estimates made with actual completions. A five year period from 2011/12-2016/17 has been used. In the 2011/12 AMR it was estimated that 2,899 residential units would be delivered within 5 years. The total delivered over this period was 2,822, a difference of just 77 (2.1%).

## **Summary**

- 3.37 The conclusions of the site testing for each of those identified at stage 2 can be viewed in the table in appendix 4. The table provides conclusions on suitability, availability, achievability, potential use, capacity and estimated phasing. It also provides a reason if a site is deemed unsuitable.
- 3.38 A map of those sites new sites<sup>18</sup> deemed suitable, available and achievable following testing is located in appendix 7. The map highlights types of uses deemed appropriate on site.

## **Stage 3 – Windfall Assessment**

- 3.38 Windfalls (consented development sites that have not been specifically identified as available in the Local Plan process) have formed an important component of housing land supply in Medway. In 2016/17, 36% of the housing completed was delivered on windfall sites. The council has therefore made allowance for a windfall assessment as part of land supply. Further details on the analysis undertaken is set out in the Medway Local Plan Housing Delivery Paper, 2018.

## **Stage 4 – Assessment Review**

- 3.39 The outcome of the Medway SLAA 2018 assessment has resulted in a shortfall of sites that represent suitable, available and achievable sites for potential development to meet the scale and range of growth needs identified in the new Medway Local Plan. Further work has been undertaken by the council in considering spatial options and development approaches, particularly at a strategic level, where there are opportunities to deliver infrastructure upgrades and strengthen landscape, as part of the emerging work on the new Medway Local Plan. The council has sought views on these potential approaches in the Development

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<sup>18</sup> New sites refers to sites without permission as of 31.03.17

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Strategy consultation. The outcomes of this consultation and technical work on site assessment will inform the content of the draft plan, and further iterations of the SLAA.

- 3.40 The latest housing trajectory for those ‘committed’ sites (planning permissions, under construction and MLP2003 site allocations) was published in December 2017 in the Authority Monitoring Report (AMR). This outlined the position as per 31/3/2017.
- 3.41 The trajectory set out below uses the 2017 AMR as a baseline and adds to it the additional ‘new’ sites identified as suitable, available and achievable through the SLAA.
- 3.42 In this review ‘committed’ sites were reviewed in order to ascertain whether any further capacity could be found in these. This review found there to be no changes relating to a beneficial change of use or readjustment in site capacities.

Housing	Phasing			TOTAL
	Years 1-5	Years 6-10	Years 11+	
	2018-2022	2023-2027	2028+	
<b>New Suitable, available and achievable SLAA sites</b>	1446	3371	2005	6822
<b>Large permitted sites from 2017 AMR</b>	4767	1955	289	7011
<b>Small permitted sites from 2017 AMR</b>	288	0	0	288
<b>Allocated sites from 2017 AMR</b>	258	5	70	333
<b>Windfalls from 2017 AMR</b>	588	0	0	588
<b>TOTAL PHASING</b>	7347	5331	2364	15042

Table 4. Housing trajectory

## 4. Conclusions

- 4.1 In summary 156 sites were deemed to be suitable, available and achievable for development. This comprised 99 residential sites, 20 employment sites, 27 mixed use sites, 4 retail sites, 5 sites for community facilities and 1 site for leisure facilities. The details of the breakdown are detailed in the table below.

Development Potential	No. of Sites	Capacity
<b>Residential (new)</b>	41	2,854
<b>Residential (u/c or pp)<sup>19</sup></b>	58	-

<sup>19</sup> u/c – under construction; pp – with planning permission

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<b>Employment (new)</b>	11	1,093,799 sq. m
<b>Employment (u/c or pp)</b>	9	-
<b>Mixed use (new)</b>	14	3,968 34,420 sq.m
<b>Mixed use (u/c or pp)</b>	13	-
<b>Retail (new)</b>	1	-
<b>Retail (u/c or pp)</b>	3	-
<b>Community facility</b>	5	-
<b>Leisure</b>	1	-

**Table 5. Suitable, available & achievable sites breakdown**

4.2 This was a rise in the number of sites identified in the 2017 Medway SLAA. There was an increase in the number of potential residential units identified from 5,980 to 6,822 on new sites consisting of residential and mixed use sites.

<b>Stage</b>	<b>No. of Sites</b>	<b>No. of Sites Removed</b>	<b>No. of Remaining Sites</b>
<b>All sites</b>	492	-	-
<b>Stage 1 – Site identification</b>	492	89	403
<b>Stage 2 – Site/broad location assessment</b>	403	247	156
<b>Suitable, available &amp; achievable sites</b>	156	-	-

**Table 6. Stages of sites removal in SLAA 2018**

4.3 Details of the sites are listed in the appendices to this report and locations shown on the attached maps.

## **Next Steps**

4.4 Following the consultation of the Regulation 18 Development Strategy 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 summer 2018. From this review development allocations will be taken forward as part of the Regulation 19 Publication Draft version of the Local Plan in autumn 2018.

# **APPENDICES**

## Appendix 1 - All sites Assessed

Site Name	SLAA Ref
89 Ingram Road, Gillingham	3
Land between Pier Road & Layfield Road, Gillingham	11
Rear of 1-21 Dial Road, Gillingham	20
RSME Kitchener Barracks, Brompton	33
Retailing In Gillingham,High,Skinner,Jeffrey Strts	39
Lodge Hill (Chattenden) Former Ministry of Defence Estate	50
Clarendon Drive, Strood	51
Temple Mill Primary School	72
Albert Place, Strood	81
Columbine Close, Strood	83
Strood Riverside, Canal Road	90
320 - 344 High Street inc. 42 New Road, Rochester	100
1-35 High Street, Chatham (Grays Garage)	102
Chatham Historic Dockyard	104
Former Civic Centre Strood	137
Former Bishopcourt Kitchen Garden, Love Lane, Rochester	141
Adj to 23 Love Lane, Rochester	142
St Bartholomews Hospital, New Road, Rochester	144
East of Gillingham Golf Course, Broadway	164
56A Pump Lane, Rainham	177
274-276 Station Road, Rainham	182
Land off Granary Close, Rainham	187
Orchard Precinct Retailing, Rainham	196
352-356 Luton Road, Luton	213

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<b>Site Name</b>	<b>SLAA Ref</b>
Rear of Sawyers Court, Chatham	215
Borough Road, Gillingham	219
Settington Avenue, Chatham	233
Chatham Retailing, Clover/Richard/Rhode/High Sts	243
Dormers, 3 Upper Luton Road, Chatham	248
Sorting Office, The Paddock, Chatham	249
Sir Evelyn Road, Rochester	282
Sir Evelyn Road, Rochester	286
Reservoir, Maidstone Road, Rochester	292
Disused Pit, rear of Mansel Drive, Borstal	293
Fort Borstal	295
Hill Road, Borstal	296
The Platters, Rainham	303
Adj to 75 Harvesters Close, Rainham	306
Adj 2 Hoath Lane, Wigmore	311
Adj to 38 Almond Grove, Hempstead	314
Adj to 8 Watermeadow Close, Hempstead	316
Wigmore Reservoir & Pumping Station, Wigmore	346
Rear of Wigmore Reservoir, Wigmore Road, Wigmore	351
North Field Old Cement Works, Formby Road, Halling	352
East Cookham Wood, Maidstone Road, Rochester	375
Adj to Fort Horsted, Primrose Close, Chatham	376
Rochester Airfield	378
Heron Way, Princes Park	404
Vixen Close, Lordswood	410
Capstone Valley	438
Garage court off St Johns Road, Hoo	441

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<b>Site Name</b>	<b>SLAA Ref</b>
Garages off Tobruk Way/Burma Way, Chatham	448
35 Avery Way Allhallows	454
1-3 Canal Road Strood	457
9 Cross Street Chatham	462
38 London Road Strood	467
Mid Kent College, Horsted Maidstone Road Chatham	470
124 Pier Road Gillingham	471
Land at St Mary's Island Maritime Way Chatham Maritime	472
20 Old Road Chatham	476
Safety Bay House Warwick Crescent Rochester	486
Land rear of 7-13 New Road CHATHAM	493
32-34 Roosevelt Avenue Chatham	502
Victory Pier, Pier Road (former Akzo), Gillingham	511
Rochester Riverside	515
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
77 Station Road Rainham	544
85 Church Street GILLINGHAM	547
308 Luton Road Luton	551
195 Princes Avenue Walderslade	559
284-286 High Street Chatham	561
South Thames Regional Health Authority Land	564
Fort Horsted, Primrose Close, Chatham	570

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<b>Site Name</b>	<b>SLAA Ref</b>
47-48 Second Avenue Industrial Estate	571
A1-A5 and F1-F3, Elm Court Estate, Capstone Road	576
R/O 329 - 337 (Featherstones) High St ROCHESTER	598
Strood Service Station, 3 London Road, Strood	603
Walnut Tree Farm, 155 Lower Rainham Road, Rainham	604
Colonial House, Quayside, Chatham Maritime	632
Land adjacent to 45 Laker Road, Rochester	638
Grain Power Station, Grain Road	646
Kingsnorth Power Station	647
Land between Vanguard Way and George Summers Close	648
Land adjoining Southern House, Anthony's Way	654
Land south of Kent Terrace, Canterbury Lane, Rainham	655
Watermill Wharf, Canal Road, Strood	657
7 St Marys Road, Strood	658
Dial Road, Gillingham	661
82 Jeffery Street, Gillingham	663
Alexander Garage & 3 Old Road, Chatham	666
39-41 Mills Terrace, Chatham	669
Rear of 5 New Road, Chatham	673
Cuxton Station, Station Road, Cuxton	676
Between 142 & 152 Luton Road, Chatham	680
109 Frindsbury Road, Strood	684
Temple Waterfront, Roman Way, Strood	685
Diggerland, Roman Way, Strood	686
National Grid Property, Pier Road, Gillingham	687
25-33 Corporation Street, Rochester	688
Hempstead Valley Shopping Centre	691



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<b>Site Name</b>	<b>SLAA Ref</b>
Land at Medway Road, West of 32 Laurel Road	693
Adj 12 Street End Road, Chatham	697
National Grid Property Holdings, Grain Road	699
Ex Service Stn, adj 86 Corporation Street, Roch	700
Former Tug & Shovel, North Street, Strood	702
31-39 Duncan Road, Gillingham	703
Pit 2, Roman Way, Strood	705
LIFT site, 551-555 Canterbury Street, Gillingham	707
Land rear of former St Matthews School, Borstal	708
Allhallows Holiday Park, Avery Way	709
Land North of Commissioners Road, Strood	711
HMP Rochester, Sir Evelyn Road	712
Land North of Peninsula Way ( A228)	713
Land to East of Chattenden Lane	714
Land to West of Church Farm, Church Lane, Hoo	715
West of Tower Hill House, Castle Street, Upnor	717
Bridge Lodge, Four Elms Hill, Chattenden	718
Land at 506 Lower Rainham Road	719
90-94 Bush Road, Cuxton	722
BAE Systems, Rochester	724
1-21 St Clements House, Corporation Street	726
10-40 Corporation Street, Rochester	728
North of Brompton Farm Road	729
Land North East of Kingsnorth Industrial Estate	730
46-86 Corporation Street, Rochester	731
Land at Listmas Road, Chatham	732
Amenity Land at 45-75 Chatham Grove, Chatham	733

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<b>Site Name</b>	<b>SLAA Ref</b>
Garages at Robson Drive, Hoo, Rochester	734
Upnor Wharf, Lower Upnor	735
Former Uniwoi, Upnor Road, Lower Upnor	736
Land at the former Upnor Quarry, Upnor	737
Hoo Common, Chattenden	738
Communal areas, John Street, Rochester	740
Pattens Place, Rochester	741
Infill between terraces at Blackman Close, Hoo	742
Fenced area, Lordswood Lane, Chatham	743
Land terrier Poplar Road, Strood	745
Former Earl Community Centre, Albatross Avenue	746
Barn Meadow, Upper Halling	747
Wooleys Orchard, land south of Lower Rainham Road	749
Land Between Pump Lane & Bloors Lane, Rainham	750
BAE Sports & Social Club, Bells Lane, Hoo	751
North side of Commissioners Road, Strood	752
Land west of Hoo	753
Land at Burneys Farm, Lower Stoke	754
Former Police Station, Chatham	755
Pentagon, Chatham	756
Between Cross Street & The Brook, Chatham	757
Sir John Hawkins Car Park, Chatham	758
Whiffens Avenue Car Park, Chatham	759
Tesco, The Brook, Chatham	760
Parcel 4, Cliffe Wharf, Salt Lane, Cliffe	762
Parcel 8, Cliffe Wharf, Salt Lane, Cliffe	763
Land at Holy Trinity Church, Twydall Lane, Twydall	764

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<b>Site Name</b>	<b>SLAA Ref</b>
St Lukes Church, Sidney Road, Gillingham	765
Land at Chapel Road, Grain	767
Land at Green Lane, Grain	768
Pintail Close garages, Grain	769
Recreational Centre, Pintail Close, Grain	770
Port Victoria Road, Grain	771
81-85 High Street, Chatham	772
Bridgewood, Rochester	773
Mill Hill, Grange Road, Gillingham	774
Bakers Field, Station Road, Rainham	775
Land at West Motney Way, Rainham	776
Manor Farm, Lower Rainham Road, Rainham	778
Adj. To Farm Cottages, Lodge Hill Lane, Chattenden	780
218 Main Road, Hoo	781
Cuxton Gate, Station Road, Cuxton	782
Land at Capstone Valley, Darland Farm	783a
Land at Capstone Valley, Darland Farm	783b
Land at Capstone Valley, Darland Farm	783c
Land at Capstone Valley, Darland Farm	783d
Site A, west of Chapel Lane, Hempstead	784
Site B, east of Chapel Lane, Hempstead	785
Site C, land off Hoath Way, Hempstead	786
Adj Port Victoria Road, Grain	787
Land at Church Hill, Rochester Road, Cuxton	788
East of the Old Orchard, Merry Boys Road, Cliffe Woods	789
Old Chalk Pit, Lower Rochester Road, Frindsbury	790
Former Equestrian Centre, Walnut Tree Farm Rainham	791

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<b>Site Name</b>	<b>SLAA Ref</b>
Port Medway Marina, Station Road, Cuxton	792
Middle Street Farm, Grain Road, Middle Stoke	794
Street Farmyard, Stoke Road, Hoo St Werburgh	795
Rede Court, Gravesend Road, Strood	796
Holy Name Church, Lower Rainham Road	797
Land off Bush Road, Cuxton	799
Land west of Lower Station Road, Rainham	800
Land at Chapel Lane, Upper Halling	801
Chattenden Farm, Lodge Hill Lane	802
High View Farm, Lordswood Lane	803
Former Officers Mess, Maidstone Road, Chatham	804
Land at rear of 212 High Street, Chatham	806
Beech Lodge, Chapel Road, Grain	807
Junction of Pier Road and Medway Road, Gillingham	810
Westmoor Farm, Moor Street, Rainham	814
East side of Vicarage Lane, Hoo	815
Meeting Hall, Queens Road, Gillingham	816
Berengrave Nusery, Rainham	817
J7, Chatham Maritime	818
Interface Land, Chatham Maritime (northern site)	820a
Interface Land, Chatham Maritime (southern site)	820b
Machine Shop 8, Chatham Maritime	821
Land at Robins and Day (Peugeot), High St, Rochester	822
Chatham Docks, Chatham	824
Land east of Otterham Quay Lane, Rainham	825
Stonehouse Farm, Dillywood Lane, Frindsbury	827
Former Conoco Site/Thameside Terminal, Salt Lane	828

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<b>Site Name</b>	<b>SLAA Ref</b>
Medway Bridge Marina, Manor Lane, Rochester	829
Land at Grange Road, Gillingham	830
2-4 Balmoral Road, Gillingham	831
Land to the West of North Dane Wood, Lordswood	832
Medtha Bungalow, Port Victoria Road, Grain	833
1 Batchelor Street, off the Brook, Chatham	834
Walnut Tree Farm, r/o Longfield Ave, High Halstow	835
Land to the East of Church Street, Cliffe	836
Land to the West of Church Street, Cliffe	837
Former Alloy Wheels, Priory Road, Strood	839
Land west of Maidstone & Rochester Roads, Rochester	840
Tesco Store, Rainham Shopping Centre	841
Tesco, Charles Street, Strood	843
Woolmans Wood Caravan Site	845
Garage Court at Sundridge Drive, Chatham	846
Siloam Farm, Rainham	847
Land South of View Road, Cliffe Woods	848
Bennetts Orchard, Lower Rainham	849
Chambers Cycle Stores, Rochester	850
111 Rainham Road (Jezreels), Gillingham	853
230, High Street, Rochester	855
240, High Street, Rochester	856
The Brook (r/o High St and Batchelor St) Chatham	857
Land at High St, Union St and New Road, Chatham	860
141-151 New Road and land at Union Street, Chatham	861
296-310 High Street, Chatham	862
11-31 Cross Street, Chatham	863

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<b>Site Name</b>	<b>SLAA Ref</b>
King Street, Chatham	864
2-8 King Street and 1-11 Queen Street, Chatham	865
55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	866
2-14 Railway Street & 142-146 High Street, Chatham	867
19 New Road Avenue and 3 New Cut, Chatham	868
Wickes, New Cut, Chatham	869
Alexandra Hotel, Railway Street, Chatham	870
Chatham Railway Station	871
West of Maidstone Road, adj Chatham Rail Station	872
Rear of 47 High Street/Britton Street, Gillingham	873
Land at junc. of Marlborough Rd/Brompton Rd, Gill	874
Retail Core(High St,Jeffrey St,King St) Gillingham	875
BT Switch Centre/Delivery Office, Green St, Gill	876
208 Canterbury Street, Gillingham	878
R/O 73,75-77 High Street, Rochester	880
106-108 Delce Road, Rochester	883
3-7 Mill Road, Gillingham	886
Stoke Garage, High Street, Lower Stoke	888
Working Men's Club, 2 Rock Avenue, Gillingham	889
15,17,19 New Road, Chatham	896
208-214 Windmill Road Gillingham	899
Coal Yard, 8 Westcourt Street, Brompton	900
266-268 Chatham Hill, Chatham	901
Former School Playing Field Halling	910
Bridgeside Warwick Crescent Rochester	914
5 Otway Terrace Chatham	915
Shipwrights Arms, 44-45 Hills Terrace Chatham	956

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<b>Site Name</b>	<b>SLAA Ref</b>
Lock Up Garage Site Rear of Charles Street Chatham	959
Petrol Filling Station Railway Street GILLINGHAM	976
143-145 Canterbury Street GILLINGHAM	981
Adjacent to Bus Station Medway Street Chatham	984
Bridgewood Manor Hotel, Walderslade Woods, Chatham	993
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
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

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<b>Site Name</b>	<b>SLAA Ref</b>
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
Mierscourt Farm, Rainham	1063
South of Lower Rainham Road, Mill Hill, Twydall	1064
South of Main Road, Hoo	1065a
South of Main Road, Hoo	1065b
South Ratcliffe Highway, west Vidgeon Avenue, Hoo	1066
Gibraltar Farm, Ham Lane, Hempstead	1067
South of Sundridge Hill, Cuxton	1068
North Mortimers 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



*Medway Strategic Land Availability Assessment (SLAA)  
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<b>Site Name</b>	<b>SLAA Ref</b>
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
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

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<b>Site Name</b>	<b>SLAA Ref</b>
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
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
Land at Elm Avenue, Chattenden	1131
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

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<b>Site Name</b>	<b>SLAA Ref</b>
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
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
Eastcroft Farm Merryboys Road Cliffe Woods	1162
Pilgrims Road, Halling	1164
143 Berengrave Lane, Rainham	1165
West & South of Primary School, Halling	1166

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<b>Site Name</b>	<b>SLAA Ref</b>
Woodview House, Perry Hill, Cliffe	1167
and adj. Woodview House, Perry Hill, Cliffe	1168
Land adj to 12 Cooling Road, Cliffe	1169
Land at Mierscourt Road, Rainham	1170
Eastcourt Farm, Eastcourt Lane, Rainham	1171
Land to South of Common Lane, Cliffe	1172
Bush Road, Cuxton	1173
Land South of Stoke Road, Hoo	1174
North of Ratcliffe Highway	1175
Land East of Four Elms	1176
Land to the west of Shawstead Road, Capstone	1177
Parcel 2 North of Stoke Road	1178
Parcel 3 South of Stoke Road	1179
Medway Maritime Hospital	1180
Former Gillingham Fire Station	1181
Rainham Library	1182
Britton Farm, Gillingham	1183
Rochester Airport Industrial Estate	1184
Land Surrounding Jacob's Lane, Hoo St Werburgh	1185
Land East of Vicarage Lane, Hoo St Werburgh	1186
Plot 1, Anthony's Way, Medway City Estate	1187
Pier Approach Road Depot	1188
Orchard Kennels, Rainham	1189
Masonic Hall, Balmoral Road, Gillingham	1193
Redvers Centre Glencoe Road Chatham	1194
Former United Services 27 Arden Street GILLINGHAM	1195
The Fox 124 Ordnance Terrace Chatham	1196

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<b>Site Name</b>	<b>SLAA Ref</b>
Livingstone Arms 239 Gillingham Road GILLINGHAM	1197
Newton Close Resource Centre Sultan Road Lordswood	1198
46 Orchard Street Rainham	1199
Trafalgar Maid 2 Warner Street Chatham	1200
205-217 New Road Chatham	1201
259-261 High Street ROCHESTER	1202
Land south of Stoke Road Hoo	1203
11-17 High Street Strood	1204
Land at 185 Walderslade Road Walderslade	1205
13-17 Church Street Chatham	1206
The Yard 1A Milton Road Gillingham	1207
177 Berengrave Lane Rainham	1208
Urban boundary review	UB12d
Urban boundary review	UB1b
Urban boundary review	UB1d
Urban boundary review	UB1e
Urban boundary review	AL1b
Urban boundary review	AL1d
Urban boundary review	CH1b
Urban boundary review	CH1d
Urban boundary review	CH1f
Urban boundary review	CH1h
Urban boundary review	CL05
Urban boundary review	HH1a
Urban boundary review	ST1d
Urban boundary review	ST1h
Urban boundary review	UB1a

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<b>Site Name</b>	<b>SLAA Ref</b>
Urban boundary review	UB3a
Urban boundary review	UB4b
Urban boundary review	UB4c
Urban boundary review	UB4g
Urban boundary review	UB5c
Urban boundary review	UB5e
Urban boundary review	UB6a
Urban boundary review	UB9c
Urban boundary review	UB9f
Urban boundary review	UP1e
Spatial Option	SO1
Spatial Option	SO2
Spatial Option	SO3
Spatial Option	SO4
Spatial Option	SO5
Spatial Option	SO6
Spatial Option	SO7
Spatial Option	SO8
Spatial Option	SO9
Spatial Option	SO10
Spatial Option	SO11
Spatial Option	SO12
Spatial Option	SO13
Spatial Option	SO14
Spatial Option	SO15
Spatial Option	SO16
Spatial Option	SO17

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<b>Site Name</b>	<b>SLAA Ref</b>
Spatial Option	SO18
Spatial Option	SO19
Spatial Option	SO20
Spatial Option	SO21
Spatial Option	SO22
Spatial Option	SO23
Spatial Option	SO24
Spatial Option	SO25
Spatial Option	SO26

Details of the locations of the sites listed in Appendix 1 can be found in Appendix 7 – SLAA Site Maps.

## Appendix 2 - SLAA Stage 1 screening - Sites below size threshold or subject to flood risk or within an international environmental designation

Site Name	Site Ref
Clarendon Drive, Strood	51
Columbine Close, Strood	83
Former Bishopcourt Kitchen Garden, Love Lane, Rochester	141
Adj to 23 Love Lane, Rochester	142
Land off Granary Close, Rainham	187
Rear of Sawyers Court, Chatham	215
Adj to 75 Harvesters Close, Rainham	306
Adj 2 Hoath Lane	311
Adj to 38 Almond Grove, Hempstead	314
Adj to 8 Watermeadow Close	316
Garage court off St Johns Road, Hoo	441
35 Avery Way Allhallows	454
1-3 Canal Road Strood	457
9 Cross Street Chatham	462
38 London Road Strood	467
20 Old Road Chatham	476
Land rear of 7-13 New Road CHATHAM	493
32-34 Roosevelt Avenue Chatham	502
389 High Street CHATHAM	530
39-41 High Street CHATHAM	531
94-96 High Street CHATHAM	532
33 Richard Street CHATHAM	534
77 Station Road Rainham	544



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<b>Site Name</b>	<b>Site Ref</b>
85 Church Street GILLINGHAM	547
308 Luton Road Luton	551
284-286 High Street Chatham	561
Land between Vanguard Way and Anthony's Way	648
7 St Marys Road, Strood	658
Dial Road, Gillingham	661
Alexander Garage & 3 Old Road, Chatham	666
Rear of 5 New Road, Chatham	673
Cuxton Station, Station Road, Cuxton	676
Between 142 & 152 Luton Road, Chatham	680
109 Frindsbury Road, Strood	684
25-33 Corporation Street, Rochester	688
Former Tug & Shovel, North Street, Strood	702
Land at 506 Lower Rainham Road	719
Garages at Robson Drive, Hoo, Rochester	734
Former Uniwoi	736
Infill between terraces at Blackman Close, Hoo	742
Land terrier Poplar Road, Strood	745
Parcel 4, Cliffe Wharf, Salt Lane, Cliffe	762
Parcel 8, Cliffe Wharf, Salt Lane, Cliffe	763
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
Cuxton Gate, Station Road, Cuxton	782
Port Medway Marina, Station Road, Cuxton	792

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<b>Site Name</b>	<b>Site Ref</b>
Land at rear of 212 High Street, Chatham	806
Beech Lodge, Chapel Road, Grain	807
2-4 Balmoral Road, Gillingham	831
Chambers Cycle Stores, Rochester	850
230, High Street, Rochester	855
240, High Street, Rochester	856
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 Men's Club, 2 Rock Avenue, Gillingham	889
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
143-145 Canterbury Street GILLINGHAM	981
33 Magpie Hall Road CHATHAM	1006
South Eastern Hotel 51 Station Road Strood	1040
426 Canterbury Street, Gillingham	1049
Rear of 636 Mierscourt Road, Rainham	1051
Delivery Office, Corporation Street	1054
Rear of 28-34 Iden Road Frindsbury	1076
Adj. Mackays Court Farmhouse, Lower Stoke	1077
1 Port Victoria Road, Grain	1091

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<b>Site Name</b>	<b>Site Ref</b>
146 Canterbury Street, Gillingham	1098
51 Cuxton Road, Strood	1099
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
Land adj to 12 Cooling Road, Cliffe	1169
116-118 Twydall Lane, Twydall	1050
Car Park, Stoke Road, Hoo	1123
Old Rochester Station	SO23
Urban boundary review	UB1e

### **Appendix 3 - SLAA Stage 2 Site/broad location assessment**

<b>Site Name</b>	<b>Site Ref</b>
89 Ingram Road, Gillingham	3
Layfield Road	11
Rear of Dial Road, Gillingham	20
RSME Kitchener Barracks, Brompton	33
Retailing In Gillingham,High,Skinner,Jeffrey Strts	39
Lodge Hill (Chattenden) Former MoD Estate	50
Former Temple School	72
Albert Place, Strood	81
Strood Riverside, Canal Road	90
320 - 344 High Street inc. 42 New Road, Rochester	100
1-35 High Street, Chatham (Gray's Garage)	102
Chatham Historic Dockyard	104
Civic Centre and Janes Creek, Strood	137
St Bartholomews Hospital, New Road, Rochester	144
East of Gillingham Golf Course	164
56A Pump Lane, Rainham	177
274-276 Station Road Rainham	182
Orchard Precinct Retailing, Rainham	196
352-356 Luton Road, Luton	213
Borough Road, Gillingham	219
Settington Avenue	233
Chatham-Comparison Retailing	243

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<b>Site Name</b>	<b>Site Ref</b>
Dormers, 3 Upper Luton Road, Chatham	248
Sorting Office, The Paddock, Chatham	249
Sir Evelyn Road, Rochester	282
Sir Evelyn Road, Rochester	286
Reservoir, Maidstone Road, Rochester	292
Disused Pit, rear of Mansel Drive, Borstal	293
Fort Borstal	295
Hill Road, Borstal	296
The Platters, Rainham	303
Wigmore Reservoir & Pumping Station, Wigmore	346
Rear of Wigmore Reservoir, Wigmore Road, Wigmore	351
Former Cement Works, Formby Road, Halling	352
East Cookham Wood, Maidstone Road, Rochester	375
Adj to Fort Horsted, Chatham	376
Rochester Airfield	378
Heron Way, Princes Park	404
Vixen Close, Lordswood	410
Capstone Valley	438
Garages off Tobruk Way/Burma Way, Chatham	448
Mid Kent College, Horsted, Maidstone Road	470
124 Pier Road, Gillingham	471
Land at St Mary's Island Maritime Way, Chatham	472
Safety Bay House, Warwick Crescent, Rochester	486
Victory Pier, Pier Road, Gillingham	511
Rochester Riverside	515

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<b>Site Name</b>	<b>Site Ref</b>
Southern Water Site, Capstone Road, Chatham	524
22-26 Victoria Street, Rochester	537
195 Princes Avenue Walderslade	559
South Thames Regional Health Authority Land	564
Fort Horsted, Primrose Close, Chatham	570
47-48 Second Avenue Industrial Estate	571
A1-A5 and F1-F3, Elm Court Estate, Capstone Road	576
R/O 329 - 377 (Featherstones) High St ROCHESTER	598
Strood Service Station, 3 London Road, Strood	603
Walnut Tree Farm, 155 Lower Rainham Road, Rainham	604
Colonial House	632
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 South of Kent Terrace, Canterbury Lane, Rainham	655
Watermill Wharf, Canal Road, Strood	657
82 Jeffery Street, Gillingham	663
39-41 Mills Terrace, Chatham	669
Temple Waterfront, Roman Way, Strood	685
Diggerland, Roman Way, Strood	686
National Grid Property, Pier Road, Gillingham	687
Hempstead Valley Shopping Centre	691
Land at Medway Road, West of 32 Laurel Road	693

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<b>Site Name</b>	<b>Site Ref</b>
Adj 12 Street End Road, Chatham	697
National Grid Property Holdings, Grain Road	699
Ex Service Stn, adj 86 Corporation Street, Roch	700
31-39 Duncan Road, Gillingham	703
Pit 2, Roman Way, Strood	705
LIFT site, 551-555 Canterbury Street, Gillingham	707
Land rear of former St Matthews School, Borstal	708
Allhallows Holiday Park, Avery Way	709
North side of Commissioners Road	711
HMP Rochester, Sir Evelyn Road	712
Land to east of Chattenden Lane	713
Land to east of Chattenden Lane	714
Land to West of Church Farm, Church Lane, Hoo	715
West of Tower Hill House, Castle Street Upnor	717
Bridge Lodge, Four Elms Hill	718
90-94 Bush Road, Cuxton	722
BAE Systems, Rochester	724
1-21 St Clements House, Corporation Street	726
10-40 Corporation Street, Rochester	728
North of Brompton Farm Road	729
Land North East of Kingsnorth Industrial Estate	730
46-86 Corporation Street, Rochester	731
Land at Listmas Road, Chatham	732
Amenity Land at 45-75 Chatham Grove, Chatham	733
Upnor Wharf	735
Land at the former Upnor Quarry, Upnor	737

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<b>Site Name</b>	<b>Site Ref</b>
Hoo Common, Chattenden	738
Communal Areas, John Street, Rochester	740
Pattens Place, Rochester	741
Fenced area Lordswood Lane	743
Former Earl Community Centre, Albatross Avenue	746
Barn Meadow, Upper Halling	747
Wooleys Orchard, land south of Lower Rainham Road	749
Land Between Pump Lane & Bloors Lane, Rainham	750
BAE Sports & Social Club, Bells Lane, Hoo	751
North side of Commissioners Road, Strood	752
Land west of Hoo	753
Land at Burneys Farm, Lower Stoke	754
Former Police Station, Chatham	755
Pentagon, Chatham	756
Between Cross Street & The Brook, Chatham	757
Sir John Hawkins Car Park, Chatham	758
Whiffens Avenue Car Park, Chatham	759
Former Tesco store, The Brook, Chatham	760
Land at Holy Trinity Church, Twydall Land, Twydall	764
St Lukes Church, Sidney Road, Gillingham	765
Land at Green Lane, Grain	768
Bridgewood, Rochester	773
Mill Hill, Grange Road, Gillingham	774
Bakers Field, Station Road, Rainham	775
Land at West Motney Way, Rainham	776



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<b>Site Name</b>	<b>Site Ref</b>
Manor Farm, Lower Rainham Road, Rainham	778
Adj. To Farm Cottages, Lodge Hill Lane, Chattenden	780
218 Main Road, Hoo	781
Land at Capstone Valley, Darland Farm	783a
Land at Capstone Valley, Darland Farm	783b
Land at Capstone Valley, Darland Farm	783c
Land at Capstone Valley, Darland Farm	783d
Site A, west of Chapel Lane, Hempstead	784
Site B, east of Chapel Lane, Hempstead	785
Site C, land off Hoath Way, Hempstead	786
Adj Port Victoria Road, Grain	787
Land at Church Hill, Rochester Road, Cuxton	788
East of the Old Orchard, Merry Boys Road	789
Old Chalk Pit, Lower Rochester Road, Frindsbury	790
Former Equestrian Centre, Walnut Tree Farm Rainham	791
Middle Street Farm, Grain Road, Middle Stoke	794
Street Farmyard, Stoke Road, Hoo St Werburgh	795
Rede Court Gravesend Road	796
Holy Name Church, Lower Rainham Road	797
Land off Bush Road, Cuxton	799
Land west of Lower Station Road, Rainham	800
Land at Chapel Lane, Upper Halling	801
Chattenden Farm, Lodge Hill Lane	802
High View Farm, Lordswood Lane	803
Former Officers Mess, Maidstone Road, Chatham	804

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<b>Site Name</b>	<b>Site Ref</b>
Junction of Pier Road and Medway Road, Gillingham	810
Westmoor Farm, Moor Street, Rainham	814
East side of Vicarage Lane, Hoo	815
Meeting Hall, Queens Road, Gillingham	816
Berengrave Nusery, Rainham	817
J7, Chatham Maritime	818
Interface Land, Chatham Maritime (northern site)	820a
Interface Land, Chatham Maritime (southern site)	820b
Machine Shop 8 Chatham Maritime	821
Land at Robins and Day, Rochester	822
Chatham Docks, Chatham	824
Land East of Otterham Quay Lane, Rainham	825
Stonehouse Farm, Dillywood Lane, Frindsbury	827
Former Conoco Site/Thameside Terminal, Salt Lane	828
Medway Bridge Marina, Manor Lane, Rochester	829
Land at Grange Road, Gillingham	830
Land to the West of North Dane Wood, Lordswood	832
Medtha Bungalow, Port Victoria Road, Grain	833
1 Batchelor Street, off the Brook, Chatham	834
Walnut Tree Farm, r/o Longfield Ave, High Halstow	835
Land to the East of Church Street	836
Land to the West of Church Street	837
Former Alloy Wheels Priory Road	839
Land west of Maidstone & Rochester Roads, Rochester	840

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<b>Site Name</b>	<b>Site Ref</b>
Tesco Store, Rainham Shopping Centre	841
Tesco, Strood	843
Woolmans Wood Caravan Site	845
Garage Court at Sundridge Drive, Chatham	846
Siloam Farm, Rainham	847
Land south of View Road, Cliffe Woods	848
Bennetts Orchard, Lower Rainham	849
111 Rainham Road (Jezreels), Gillingham	853
The Brook (r/o High St and Batchelor St) Chatham	857
Land at High St, Union St and New Road, Chatham	860
141-151 New Road and land at Union Street, Chatham	861
296-310 High Street, Chatham	862
King Street, Chatham	864
2-8 King Street and 1-11 Queen Street, Chatham	865
55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	866
2-14 Railway Street & 142-146 High Street, Chatham	867
19 New Road Avenue and 3 New Cut, Chatham	868
Wickes, New Cut, Chatham	869
Chatham Railway Station	871
West of Maidstone Road, adj Chatham Rail Station	872
Rear of 47 High Street/Britton Street, Gillingham	873
Land at junc. of Marlborough Rd/Brompton Rd, Gill	874
Retail Core (High St, Jeffrey St, King St) Gillingham	875
BT Switch Centre, Green Street, Gillingham	876

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<b>Site Name</b>	<b>Site Ref</b>
R/O 73,75-77 High Street, Rochester	880
15,17,19 New Road, Chatham	896
Former School Playing Field Halling	910
Bridgeside Warwick Crescent, Rochester	914
Lock Up Garage Site Rear of Charles Street Chatham	959
Petrol Filling Station Railway Street, Gillingham	976
Adjacent to Bus Station Medway Street Chatham - now merged with SLAA site 983	984
Bridgewood Manor Hotel, Walderslade Woods, Chatham	993
Ropers Lane, Hoo St Werburgh	1009
Mount Pleasant, Cooling	1010
Daland Farm, High Halstow	1011
Off Power Station Road, Grain	1012
Sharnal Street, High Halstow	1013
Whetstead, Off Grange Road, Lower Twydall	1014
Off Sundridge Hill, Cuxton	1015
26-36 Napier Road Gillingham	1018
Moor Street House	1027
Mackays Lordswood Industrial Estate	1033
National Tyre Station Road Strood	1039
178 Brompton Farm Road, Strood	1042
R/O Whitehouse Farm, Stoke Road, Hoo	1043
East of Whitehouse Farm, Hoo	1044
Land at Tamarisk, Chattenden	1045
Former Reservoir, Browndens Lane, Upper Halling	1046

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<b>Site Name</b>	<b>Site Ref</b>
Land east of Seymour Road, Rainham	1047
Land at 54 Beacon Road, Chatham	1048
101 Beacon Road Chatham	1052
Westmoor Farm (North) Moor Street, Rainham	1053
South section, Maidstone Road, Rochester	1055
6-11 New Road Avenue, Chatham	1056
North Side, Priory Road	1057
R/O Oastview, East of Mierscourt Road, Rainham	1058
Meresborough Lane & South Bush Lane, Rainham	1059
Dudley Farm, Matts Hill Farm Road, Hartlip	1060
South of Lower Rainham Road, west of Pump Lane	1061
Mierscourt Farm, Rainham	1063
South of Lower Rainham Road, Mill Hill, Twydall	1064
South of Main Road, Hoo	1065a
South of Main Road, Hoo	1065b
South Ratcliffe Highway, west Vidgeon Avenue, Hoo	1066
Gibraltar Farm, Ham Lane, Hempstead	1067
South of Sundridge Hill, Cuxton	1068
North Mortimers Avenue, west Town Road	1069
West of Town Road Cliffe Woods	1070
South Ladyclose Avenue, West of Town Road	1071
R/O 250 Main Road, Hoo	1072
Land at Mill Hill, Grange Road, Gillingham	1073
North Watling Street and Rede Court	1074
Land at Rectory Road, Cliffe	1075

*Medway Strategic Land Availability Assessment (SLAA)  
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<b>Site Name</b>	<b>Site Ref</b>
West of Allhallows Road, Lower Stoke	1078
Land off Church Terrace, Stoke	1079
Delivery Office Rochester High Street	1080
Former Gym, C4, North Road, Chatham Maritime	1081
Land to the west of Cliffe Woods	1082
Wayside, Meresborough Lane, Gillingham	1083
Land west of Ropers Lane, Hoo	1084
Land east of Eastcourt Lane, Gillingham	1085
Westmoor Farm, Moor Street, Rainham	1086
Land to the East of Berwick Way, Wainscott	1087
Manor Farm, Parsonage Lane	1088
Land at Priestfield, Gillingham	1089
Abbots Court, Stoke Road, Hoo	1090
3 Broad Street Cottages, Main Road, Hoo	1092
Between 102-112 Lower Rainham Road	1093
Sports Field No 3, Brompton Road, Gillingham	1094
Collingwood Triangle, Brompton Barracks	1095
Sports Field No 1, Inner Lines, Brompton Barracks	1096
Greatfield Lodge, darnley Road, Strood	1100
Cooling Road, High Halstow	1103
North of St James Church Cooling	1104
Manor Farm, Marsh Road, Halling	1105
Miles Place, Delce Road, Rochester	1106
Land at Lower Bloors Lane Rainham	1108
Steelfields, Danes Hill, Gillingham	1109
Land at the Alps	1110

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<b>Site Name</b>	<b>Site Ref</b>
North of Airport	1111
Samuels Towers, Longhill Avenue, Chatham	1112
Land to east of High Halstow	1113
Chatham Driving Range	1114
Commercial Road Car Park Strood	1115
Land at J4 Park and Ride at Hempstead	1117
Chattenden Community Centre	1119
Deangate Ridge	1121
South side of Nashenden Lane, Borstal	1124
Land adjacent to 309 Lower Rainham Road	1125
The Paddock car park, Chatham	1126
Golf course adj to Kingsmead Park, Allhallows	1127
45-69 Albatross Avenue, Strood	1128
Land at Elm Avenue, Chattenden	1131
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

*Appendix 3: Stage 2 Site/broad location assessment – all sites*

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<b>Site Name</b>	<b>Site Ref</b>
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
13-15 Borough Road, Gillingham MLP Allocated Site	1156
Garages to rear 17-31 Fleet Road, Rochester	1157
Between Ivy Cottage and Providence House Lower Bloors Lane	1158
Beacon Hill, Chattenden	1159
Land east of Formby Road, Halling	1160
Stoke Road, opposite Ropers Lane, Hoo	1161
Eastcroft Farm Merryboys Road Cliffe Woods	1162
Pilgrims Road, Halling	1164
143 Berengrave Lane, Rainham	1165
West & South of Primary School, Halling	1166
Woodview House, Perry Hill, Cliffe	1167
Land adj. Woodview House, Perry Hill, Cliffe	1168
Land at Mierscourt Road, Rainham	1170
Eastcourt Farm, Eastcourt Lane, Rainham	1171



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<b>Site Name</b>	<b>Site Ref</b>
Land to South of Common Lane, Cliffe	1172
Bush Road, Cuxton	1173
Land South of Stoke Road, Hoo	1174
North of Ratcliffe Highway	1175
Land East of Four Elms	1176
Land to the west of Shawstead Road, Capstone	1177
Parcel 2 North of Stoke Road	1178
Parcel 3 South of Stoke Road	1179
Medway Maritime Hospital	1180
Former Gillingham Fire Station	1181
Rainham Library	1182
Britton Farm, Gillingham	1183
Rochester Airport Industrial Estate	1184
Land Surrounding Jacob's Lane, Hoo St Werburgh	1185
Land East of Vicarage Lane, Hoo	1186
Plot 1, Anthony's Way, Medway City Estate	1187
Pier Approach Road Depot	1188
Orchard Kennels, Rainham	1189
Masonic Hall, Balmoral Road, Gillingham	1193
Redvers Centre, Glencoe Road, Chatham	1194
Former United Services, 27 Arden Street, Gillingham	1195
The Fox 124 Ordnance Terrace Chatham	1196
Livingstone Arms 239 Gillingham Road GILLINGHAM	1197
Newton Close Resource Centre Sultan Road Lordswood	1198

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<b>Site Name</b>	<b>Site Ref</b>
46 Orchard Street Rainham	1199
Trafalgar Maid 2 Warner Street Chatham	1200
205-217 New Road Chatham	1201
259-261 High Street ROCHESTER	1202
Land south of Stoke Road Hoo	1203
11-17 High Street Strood	1204
Land at 185 Walderslade Road Walderslade	1205
13-17 Church Street Chatham	1206
The Yard 1A Milton Road Gillingham	1207
177 Berengrave Lane Rainham	1208
Rear of Avery Way Allhallows	AL1b
Land pocket north of Binney Road, Allhallows	AL1d
Land south of Farm Cottages, Lodge Hill Lane	CH1b
East of 42-52 Chattenden Lane, Chattenden	CH1d
Beacon Hill, Chattenden west site	CH1f
Land between Peninsula Way, Haig Villas and Main Road Hoo, Chattenden	CH1h
Land west of Church Street, Cliffe	CL05
Rear of Marsh Crescent High Halstow	HH1a
Land south of Heron Way Lower Stoke	ST1d
Recreation park adjacent to Coronation Cottages, Stoke	ST1h
Verge adjacent to A289/A228	UB1a
Land southwest Parsonage Lane	UB1b
Land west of Upnor Rd, Strood	UB1d
Land between Grange Farm Lower Rainham Road and A289	UB3a

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<b>Site Name</b>	<b>Site Ref</b>
East of former landfill site off Lower Rainham Road	UB4b
West of (lower) Pump Lane, Rainham	UB4c
Rear of Lower Rainham Road/Station Road, Rainham	UB4g
Conservation Area Seymour Road/Moor Street	UB5c
Land south of Siloam Farm	UB5e
Cottages off Mierscourt Road, rear of Mierscourt Farm Shop	UB6a
Sharsted Farm, east of North Dane Way	UB9c
Lordswood Leisure Centre	UB9f
Fort Borstal	UB12d
Medway City Estate	SO1
North of Ratcliffe Highway	SO2
Christmas Lane, High Halstow	SO3
North Street	SO4
Land South of Stoke	SO5
Land East of Court Lodge Farm	SO6
Land North of Middle Stoke	SO7
Land West of Lower Stoke	SO8
Land West of Allhallows	SO9
Land South of West Lane, Grain	SO10
Land South of Grain	SO11
Grange Farm, Lower Rainham Rd	SO12
Land North of Grange Rd, Lower Rainham	SO13
Eastcourt Lane, Lower Twydall	SO14
Land South of Canterbury Lane, Rainham	SO15
Land West of Seymour Road, Rainham	SO16
Land West of South Bush Lane, Rainham	SO17

*Appendix 3: Stage 2 Site/broad location assessment – all sites*

*Medway Strategic Land Availability Assessment (SLAA)  
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<b>Site Name</b>	<b>Site Ref</b>
Land West of Meresborough Lane, Meresborough	SO18
Land East of Meresborough Road, Rainham	SO19
Land East of Mierscourt Farm, Rainham	SO20
Land North of Lidsing Road	SO21
Land West of Commercial Rd Strood	SO22
Land East of Pier Approach Rd, Gillingham	SO24
Land North of Priory Rd, Strood	SO25
Jenkins Dale, Chatham	SO26

#### Appendix 4 - SLAA Stage 4 suitability, availability & achievability conclusions

Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
89 Ingram Road, Gillingham	0.16	3	MLP 2003 Allocation	Housing					Housing		13	2035
Layfield Road	0.66	11	Call for Sites 2014	Housing/ Leisure						Site is to be retained as open space for amenity purposes		
Rear of Dial Road, Gillingham	0.25	20	Planning Application									
RSME Kitchener Barracks, Brompton	4.49	33	Under Construction	Mixed Use - Housing, Employment & Retail					Mixed Use - Housing, Employment & Retail		267	2023
Retailing In Gillingham, High, Skinner, Jeffrey Strts	0.66	39	MLP 2003 Allocation									
Lodge Hill (Chattenden) former Ministry of Defence Estate	317.39	50	Call for Sites 2008	Housing						Designated SSSI		

*Medway Strategic Land Availability Assessment (SLAA)  
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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Former Temple School	2.16	72	Under Construction	Housing					Housing		46	2023
Albert Place, Strood	0.87	81	Officer	Travelling Showpersons site								
Strood Riverside, Canal Road	7.17	90	Call for Sites 2008	Housing					Housing		396	2028
320 - 344 High Street inc. 42 New Road, Rochester	0.60	100	Call for Sites 2008	Housing								
1-35 High Street, Chatham (Grays Garage)	0.59	102	Call for Sites 2008	Housing/ Retail								
Chatham Historic Dockyard	25.90	104	Call for Sites 2008	Education/ employment/ leisure						Site is unsuitable due to the impacts on the heritage assets		
Former Civic Centre and Janes Creek	4.73	137	Call for Sites 2008	Housing/ Employment/ Retail/ Mixed					Mixed use - housing & retail		565	2028
St Bartholomews Hospital, New Road, Rochester	0.98	144	Officer	Housing					Housing		103	2028
East of Gillingham Golf Course	0.50	164	MLP 2003 Allocatio	Housing								

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
			n									
56A Pump Lane, Rainham	0.23	177	Call for Sites 2014	Housing					Housing		7	2023
274-276 Station Road Rainham	0.20	182	Call for Sites 2014	Housing					Housing		7	2028
Orchard Precinct Retailing, Rainham	1.35	196	Officer	Retail								
352-356 Luton Road, Luton	0.31	213	MLP 2003 Allocation	Housing					Housing		10	2028
Borough Road, Gillingham	0.58	219	Permissi on	Housing					Housing		10	2023
Settington Avenue	0.54	233	MLP 2003 Allocation for Open Space/ Developer interest 2016 for Housing	Housing						Unsuitable due to harm on open space and access		
Chatham-Comparison Retailing	1.36	243	Call for Sites Post 2014	Mixed use - health centre & housing					Mixed use - housing & community facility		59	2028
Dormers, 3 Upper Luton Road,	0.47	248	Permissi on	Housing					Housing		15	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Chatham												
Sorting Office, The Paddock, Chatham	0.39	249	Officer	Housing/Retail								
Sir Evelyn Road, Rochester	1.54	282	MLP 2003 Allocation	Open space								
Sir Evelyn Road, Rochester	0.67	286	MLP 2003 Allocation	Open space								
Reservoir, Maidstone Road, Rochester	1.33	292	MLP 2003 Allocation	Infrastructure								
Disused Pit, rear of Mansel Drive, Borstal	1.03	293	Officer	None						Unsuitable due to unsustainability of the site		
Fort Borstal	1.6677	295	Officer	Open space						Unsuitable due to impact on landscape and local heritage asset of Fort Borstal.		
Hill Road, Borstal	1.47	296	Officer	Open space						Unsuitable due to need to		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										retain open space		
The Platters, Rainham	0.56	303	Officer	None								
Wigmore Reservoir & Pumping Station, Wigmore	1.35	346	Officer	None								
Rear of Wigmore Reservoir, Wigmore Road, Wigmore	0.49	351	Planning Application	Infrastructure								
Land North of Former Cement Works, Formby Road, Halling	80.79	352	Call for Sites 2014	Housing						Unsuitable due to the isolation of the site from services and landscape/open space impact. Note in Green Belt.		
East Cookham Wood, Maidstone Road, Rochester	2.68	375	Officer	None								
Adj to Fort Horsted, Chatham	0.69	376	Officer	None						Unsuitable due to the impact on		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										heritage assets and poor access to the site		
Rochester Airfield	7.1	378	Call for Sites 2014	Employment					Employment (B1/B2)		49,200sq.m	2028
Heron Way, Princes Park	0.51	404	MLP 2003 Allocation	Open space								
Vixen Close, Lordswood	0.43	410	MLP 2003 Allocation	Housing								
Hook Wood & land to the east of North Dane Way	37.36	438	MLP 2003 Allocation	Leisure						Unsuitable due to landscape impacts of development		
Garages off Tobruk Way/Burma Way, Chatham	0.35	448	Planning Application	Housing								
Mid Kent College, Horsted, Maidstone Road	1.7	470	Under Construction	Housing					Housing		243	2023
124 Pier Road, Gillingham	0.15	471	Permission	Housing					Housing		9	2023
Land at St Mary's Island Maritime	10.56	472	Under Construction	Mixed Use - Housing &					Mixed Use -		352	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Way, Chatham			tion	Retail					Housing & Retail			
Safety Bay House, Warwick Crescent, Rochester	0.68	486	Permissi on	Housing					Housing		9	2023
Victory Pier, Pier Road, Gillingham	7.23	511	Under Construc tion	Mixed Use - Housing, Employment & Retail					Mixed Use - Housing, Employm ent & Retail		316	2023
Rochester Riverside	32.21	515	Under Construc tion	Mixed Use - Housing, Employment & Retail					Mixed Use - Housing, Employm ent & Retail		1400	2028
Southern Water Site, Capstone Road, Chatham	2.91	524	Under Construc tion	Housing					Housing		110	2023
22-26 Victoria Street, Rochester	0.46	537	Under Construc tion	Housing					Housing		12	2023
195 Princes Avenue Walderslade	0.47	559	Permissi on	Housing					Housing		15	2023
South Thames Regional Health Authority Land	3.21	564	Under Construc tion	Employment					Employm ent		5342 sq.m	2023
Fort Horsted, Primrose Close, Chatham	0.48	570	Under Construc tion	Employment					Employm ent		1139 sq.m	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
47-48 Second Avenue Industrial Estate	0.17	571	Planning Application	Employment								
A1-A5 and F1-F3, Elm Court Estate, Capstone Road	3.25	576	Call for Sites 2008	Employment					Employment (B2/B8)		13000 sq.m	2023
R/O 329 - 377 (Featherstones) High St ROCHESTER	1.23	598	Call for Sites 2008	Housing/ Employment/ Retail/ Leisure								
Strood Service Station, 3 London Road, Strood	0.25	603	Officer	None								
Walnut Tree Farm, 155 Lower Rainham Road, Rainham	2.75	604	Planning permission	Hotel						Unsuitable due to the unsustainable location resulting from flood risk, contamination, agricultural land loss, environmental and landscape impact, and distances from local services		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										and facilities.		
Colonial House	3.33	632	Under Construction	Mixed Use - Housing & Retail					Mixed Use - Housing & Retail		253	2023
Land adjacent to 45 Laker Road, Rochester	0.4	638	Expired Planning Permission	Employment (B/B2)								
Grain Power Station, Grain Road	101.02	646	Call for Sites 2014	Energy Development					Employment (B2/B8)		404080 sq.m	2035
Kingsnorth Power Station	190.69	647	Call for Sites 2014	Employment					Employment (B2/B8)		73100 sq.m	2028
Land adjoining Southern House, Anthonys Way	0.5	654	Expired Planning Permission	Employment					Employment (B1/B2/B8)			
Land South of Kent Terrace, Canterbury Lane, Rainham	1.3	655	Under Construction	Employment					Employment		2350 sq.m	2023
Watermill Wharf, Canal Road, Strood	0.36	657	Under Construction	Employment					Employment		741 sq.m	2023
82 Jeffery Street, Gillingham	0.13	663	Permission	Housing/employment					Housing		12	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
39-41 Mills Terrace, Chatham	0.25	669	Planning Application	Housing								
Temple Waterfront, Roman Way, Strood	27.02	685	Under Construction	Mixed Use - Housing, Employment & Retail					Mixed Use - Housing, Employment & Retail		620	2023
Diggerland, Roman Way, Strood	8.44	686	Call for Sites 2014	Housing					Employment (B1/B2/B8)		32,300 sq.m	2028
National Grid Property, Pier Road, Gillingham	2.12	687	Call for Sites 2008	Housing								
Hempstead Valley Shopping Centre	10.75	691	Under Construction	Retail					Retail		10500 sq.m	2023
Land at Medway Road, West of 32 Laurel Road	0.38	693	Call for Sites 2008	Housing					Housing		30	2023
Adj 12 Street End Road, Chatham	0.30	697	Officer	Employment/energy infrastructure								
National Grid Property Holdings, Grain Road	538.94	699	Call for Sites 2014	Employment					Employment (B2/B8/SG energy related industries)		464,865 sq.m (30,000 sq.m = B2/B8)	2035
Ex Service Stn, adj	0.21	700	Officer	Housing					Housing		18	2035

*Medway Strategic Land Availability Assessment (SLAA)  
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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
86 Corporation Street, Rochester												
31-39 Duncan Road, Gillingham	0.17	703	Planning Application	Housing/Retail								
Pit 2, Roman Way, Strood	3.60	705	Call for Sites 2014	Housing/retail					Employment (B2/B8)		14600 sq.m	2028
LIFT site, 551-555 Canterbury Street, Gillingham	0.28	707	Planning Application	Housing					Housing		13	2023
Land rear of former St Matthews School, Borstal	0.74	708	Permission	Housing					Housing		18	2023
Allhallows Holiday Park, Avery Way	68.19	709	Call for Sites 2008	Housing					Caravans for restricted occupancy & leisure uses			
North side of Commissioners Road	3.75	711	Permission	Housing					Housing		130	2023
HMP Rochester, Sir Evelyn Road	0.67	712	Call for Sites 2008	Housing/ Employment/ Retail/ Mixed								
Land to east of Chattenden Lane	6.65	713	Permission	Housing					Housing		131	2023

*Medway Strategic Land Availability Assessment (SLAA)  
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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Land to east of Chattenden Lane	34.54	714	Call for Sites 2014	Housing						Unsuitable due to the landscape impact & unsustainable location		
Land to West of Church Farm, Church Lane, Hoo	0.19	715	Call for Sites 2008	Housing						Unsuitable due to access and potential amenity and heritage/landscape impacts.		
West of Tower Hill House, Castle Street Upnor	3.18	717	Call for Sites 2008	Housing/ Employment/ Mixed						Unsuitable due to landscape and potential environmental impact.		
Bridge Lodge, Four Elms Hill	2.53	718	Call for Sites 2008	Housing						Unsuitable due to potential landscape impact and unsustainable		



*Medway Strategic Land Availability Assessment (SLAA)  
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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										location.		
90-94 Bush Road, Cuxton	0.19	722	Call for Sites 2008	Employment						Unsuitable due to the lack of a suitable access to the site		
BAE Systems, Rochester	3.50	724	Call for Sites 2008	Employment					Employment (B1 & B2)		24,500 sq.m	2035
1-21 St Clements House, Corporation Street	0.21	726	Call for Sites 2008	Housing/Other (community use, public open space)								
10-40 Corporation Street, Rochester	0.24	728	Permission	Housing					Housing		26	2023
North of Brompton Farm Road	44.40	729	Call for Sites 2014	Housing						Site is unsuitable due to distance from services and facilities, and landscape impact. Note Green Belt location.		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Land North East of Kingsnorth Industrial Estate	108.61	730	Under Construction	Employment					Employment		222,627 sq.m	2028
46-86 Corporation Street, Rochester	0.32	731	Permission	Housing					Housing		27	2023
Land at Listmas Road, Chatham		732	Call for Sites 2008	Housing						Site unsuitable due to flood risk and air quality issues		
Amenity Land at 45-75 Chatham Grove, Chatham	0.36	733	Call for Sites 2008	Housing/ Retail						Unsuitable due to lack of a suitable access to the site		
Upnor Wharf	0.23	735	Call for Sites 2008	Housing					Housing		8	2028
Land at the former Upnor Quarry, Upnor	0.77	737	Call for Sites 2008	Housing						Unsuitable due to environmental impact		
Hoo Common, Chattenden	0.56	738	Call for Sites 2008	Housing								
Communal Areas, John Street,	0.9	740	Permission	Housing					Housing		8	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Rochester												
Pattens Place, Rochester	0.70	741	Call for Sites 2008									
Fenced area Lordswood Lane	0.34	743	Call for Sites 2008	Housing						Unsuitable due to need for the protection of open space and limited opportunities for development on site		
Former Earl Community Centre, Albatross Avenue	0.21	746	Under Construction	Housing					Housing		18	2023
Barn Meadow, Upper Halling	1.11	747	Call for Sites 2008	Housing						Site is unsuitable due to distance from services and facilities and landscape impact.		
Wooleys Orchard, land south of	9.26	749	Call for Sites	Housing/ Employment/					Housing		216	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Lower Rainham Road			2008	Leisure								
Land Between Pump Lane & Bloors Lane, Rainham	27.32	750	Call for Sites 2008	Housing						Unsuitable due to distance from services and facilities and potential landscape impact.		
BAE Sports & Social Club, Bells Lane, Hoo	6.71	751	Call for Sites 2014	Housing					Housing		232	2028
North side of Commissioners Road, Strood		752	Call for Sites 2008	Housing								
Land west of Hoo	31.00	753	Call for Sites 2008	Housing						Unsuitable due to impact on landscape and distance from services.		
Land at Burneys Farm, Lower Stoke	0.58	754	Call for Sites 2008	Housing					Housing		14	2035
Former Police Station, Chatham	0.23	755	Call for Sites 2008	Housing/employment					Mixed use - housing &		22	2035

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
									employment			
Pentagon, Chatham	2.59	756	Call for Sites 2008	Housing/ Retail/ Mixed								
Between Cross Street & The Brook, Chatham	0.76	757	Call for Sites 2008	Housing/ Employment/ Retail								
Sir John Hawkins Car Park, Chatham	0.54	758	Call for Sites 2008	Housing								
Whiffens Avenue Car Park, Chatham	1.51	759	Call for Sites 2008	Housing/ Employment/ Retail					Housing		124	2023
Former Tesco store, The Brook, Chatham	1.34	760	Call for Sites 2008	Housing								
Land at Holy Trinity Church, Twydall Land, Twydall	0.3	764	Call for Sites 2008	Housing						Unsuitable due to harm on open space		
St Lukes Church, Sidney Road, Gillingham	0.4	765	Call for Sites 2008	Housing						Unsuitable due to harm on open space		
Land at Green Lane, Grain	0.4	768	Call for Sites 2014	Housing						Unsuitable due to harm on open space		

*Medway Strategic Land Availability Assessment (SLAA)  
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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Bridgewood, Rochester	1.57	773	Planning Application	Housing/Employment/ Retail/ Tourism/ Leisure/ Mixed						Unsuitable due to distance from services and facilities and impact on landscape, including AONB setting.		
Mill Hill, Grange Road, Gillingham	17.40	774	Call for Sites 2008	Housing						Unsuitable due to the loss of agricultural land, landscape impact and unsustainable location.		
Bakers Field, Station Road, Rainham	2.76	775	Permission	Housing					Housing		90	2023
Land at West Motney Way, Rainham	0.33	776	Under Construction	Housing					Housing		3	2023
Manor Farm, Lower Rainham	19.58	778	Call for Sites	Housing						Unsuitable due to		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Road, Rainham			2008							distance from services and facilities and loss of high grade agricultural land, impact on landscape.		
Adj. To Farm Cottages, Lodge Hill Lane, Chattenden	4.69	780	Call for Sites 2008	Housing						Unsuitable due to distance from services and facilities, heritage & landscape impact		
218 Main Road, Hoo	0.52	781	Call for Sites 2008									
Land at Capstone Valley, Darland Farm	69.57	783a	Call for Sites 2008	Housing/ Employment/ Tourism/ Mixed						Unsuitable due to distance from services and impact on the landscape		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Land at Capstone Valley, Darland Farm	4.72	783b	Call for Sites 2008	Housing/ Employment/ Tourism/ Mixed						Unsuitable due to distance from services and impact on the landscape		
Land at Capstone Valley, Darland Farm	42.15	783c	Call for Sites 2008	Housing/ Employment/ Tourism/ Mixed						Unsuitable due to landscape impact		
Land at Capstone Valley, Darland Farm	6.14	783d	Call for Sites 2008	Housing/ Employment/ Tourism/ Mixed						Unsuitable due to distance from services and flood risk		
Site A, west of Chapel Lane, Hempstead	14.5	784	Call for Sites 2008	Employment						Unsuitable due to the landscape impact		
Site B, east of Chapel Lane, Hempstead	5.78	785	Call for Sites 2008							Unsuitable due to distance from services and impact on the landscape		
Site C, land off Hoath Way,	7.74	786	Call for Sites	Employment/ Retail/ Tourism						Unsuitable impact on		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Hempstead			2008							the landscape & agricultural land		
Adj Port Victoria Road, Grain	0.29	787	Call for Sites 2008	Housing						Unsuitable due to distance from services and impact on the landscape		
Land at Church Hill, Rochester Road, Cuxton	5.03	788	Call for Sites 2008	Housing/employment/retail/tourism/leisure						Unsuitable due to impact on landscape, inc, AONB. Note Green Belt location.		
East of the Old Orchard, Merry Boys Road	0.75	789	Permission	Housing					Housing		9	2023
Old Chalk Pit, Lower Rochester Road, Frindsbury	1.11	790	Call for Sites 2008	Employment						Unsuitable due to impact on agricultural land and landscape.		
Former Equestrian	2.13	791	Call for Sites	Housing/ Employment/						Unsuitable due to		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Centre, Walnut Tree Farm Rainham			2008							distance from services and impact on agricultural land and landscape.		
Middle Street Farm, Grain Road, Middle Stoke	0.78	794	Call for Sites 2008	Housing					Housing		18	2035
Street Farmyard, Stoke Road, Hoo St Werburgh	1.8	795	Permissi on	Housing					Housing		50	2023
Rede Court Gravesend Road	16.26	796	Call for Sites 2014	Housing/Retail						Unsuitable due to distance from services and impact on agricultural land and landscape. Note Green Belt location.		
Holy Name Church, Lower Rainham Road	0.26	797	Call for Sites 2008	Housing					Housing		9	2028
Land off Bush Road, Cuxton	11.95	799	Call for Sites 2008	Housing						Unsuitable due to landscape		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										impact, including AONB. Note Green Belt location.		
Land west of Lower Station Road, Rainham	1.89	800	Call for Sites 2008	Housing					Housing		31	2023
Land at Chapel Lane, Upper Halling	0.21	801	Call for Sites 2014	Housing						Unsuitable due to landscape impact in the AONB. Note Green Belt location.		
Chattenden Farm, Lodge Hill Lane	5.67	802	Call for Sites 2008	Housing						Unsuitable due to isolation from services and facilities, landscape and heritage impact		
High View Farm, Lordswood Lane	0.61	803	Under Construction	Housing					Housing		4	2023
Former Officers Mess, Maidstone	1.07	804	Call for Sites	Employment/re tail/tourism/leis					Employment (B1)		10,700 sq.m	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Road, Chatham			2008	ure								
Junction of Pier Road and Medway Road, Gillingham	0.59	810	Call for Sites 2008	Housing/ Employment/ Retail/ Other					Mixed use - housing & education		51	2028
Westmoor Farm, Moor Street, Rainham	13.18	814	Call for Sites 2008	Housing/Retail/ Employment						Unsuitable due to impact on landscape, agricultural land air quality implications on the A2		
East side of Vicarage Lane, Hoo	0.5	815	Permissi on	Burial ground					Commun ity facility – burial ground			2023
Meeting Hall, Queens Road, Gillingham	0.13	816	Permissi on	Housing					Housing		5	2023
Berengrave Nusery, Rainham	6.03	817	Call for Sites 2008	Housing					Housing		121	2028
J7, Chatham Maritime	0.51	818	Call for Sites 2008	Housing					Housing		100	2035
Interface Land, Chatham Maritime (northern site)	2.80	820a	Call for Sites 2008	Housing/mixed use					Mixed use – housing & commerci al		400 units & 2,000 sq.m	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Interface Land, Chatham Maritime (southern site)	2.23	820b	Call for Sites 2008	Housing/commercial					Mixed use - housing & employment	Some issues relating to archaeology	200 units & 2,000 sq.m	2028
Machine Shop 8 Chatham Maritime		821	Permission	Leisure					Leisure			2023
Land at Robins and Day	0.34	822	Officer	Housing/ Retail					Mixed use - housing & retail		450	2023
Chatham Docks, Chatham	29.45	824	Call for Sites 2008	Housing/ Employment/ Retail/ Tourism/ Leisure					Mixed use - housing & employment		1,500 units & 28,900 sq.m	2035
Land East of Otterham Quay Lane, Rainham	10.75	825	Permission	Housing					Housing		300	2028
Stonehouse Farm, Dillywood Lane, Frindsbury	1.05	827	Call for Sites 2008	Housing/Employment/Tourism						Unsuitable due to landscape impact and unsustainable location. Note Green Belt location.		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Former Conoco Site/Thameside Terminal, Salt Lane	6.77	828	Call for Sites 2008	Employment						Unsuitable due to distance from services and impact on environment and landscape.		
Medway Bridge Marina, Manor Lane, Rochester	1.78	829	Permissi on	Housing/Employ ment					Housing		36	2023
Land at Grange Road, Gillingham	1.32	830	Call for Sites 2008	Housing						Unsuitable due to distance from services and impact on agricultural land and landscape.		
Land to the West of North Dane Wood, Lordswood	0.76	832	Call for Sites 2014	Housing						Part of the site suitable, but protect the mature trees along Lordswood		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										Lane		
Medtha Bungalow, Port Victoria Road, Grain	0.42	833	Call for Sites 2008	Housing					Housing		10	2035
1 Batchelor Street, off the Brook, Chatham	0.25	834	Call for Sites 2008									
Walnut Tree Farm, r/o Longfield Ave, High Halstow	2.83	835	Call for Sites 2014	Housing					Housing		66	2023
Land to the East of Church Street	11.70	836	Call for Sites 2014	Housing/Employment						Unsuitable due to impact on agricultural land and landscape impact.		
Land to the West of Church Street	7.94	837	Call for Sites 2008	Housing/Employment						Unsuitable due to impact on agricultural land, landscape and heritage impact.		
Former Alloy Wheels Priory Road	3.01	839	Call for Sites 2014	housing and retail					Employment (B2/B8)	Maintained as employment due to the	12040 sq.m	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										existing surrounding uses of the site being employment and residential amenity would be affected by these if conversion to residential was proposed.		
Land west of Maidstone & Rochester Roads,Rochester	1.766	840	Call for Sites 2008	Housing/Employment						Site unsuitable due to the impact on the setting of the AONB & isolated from local services		
Tesco Store, Rainham Shopping Centre	0.16	841	Call for Sites 2008									
Tesco, Strood	1.21	843	Officer									
Woolmans Wood	1.76	845	Officer	Employment								

*Appendix 4 – Stage 4*

*Suitability, availability, achievability conclusions*



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Caravan Site												
Garage Court at Sundridge Drive, Chatham	0.15	846	Officer	Housing/employment								
Siloam Farm, Rainham	38.99	847	Call for Sites 2014	Housing						Unsuitable due to the loss of high grade agricultural land		
Land south of View Road, Cliffe Woods	1.08	848	Call for Sites 2014	Housing						Unsuitable due to impact on the SSSI		
Bennetts Orchard, Lower Rainham	4.17	849	Call for Sites 2014	Housing/employment					Housing		98	2028
111 Rainham Road (Jezreels), Gillingham	0.21	853	Call for Sites 2014	Housing/Retail					Housing		7	2028
The Brook (r/o High St and Batchelor St) Chatham	0.17	857	Officer	None								
Land at High St, Union St and New Road, Chatham	0.33	860	Officer	None								
141-151 New Road and land at Union Street, Chatham	0.16	861	Officer	Housing								
296-310 High Street, Chatham	0.17	862	Officer	Housing								

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
King Street, Chatham		864	Officer	Housing/Mixed Use								
2-8 King Street and 1-11 Queen Street, Chatham	0.41	865	Officer	Education								
55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	0.68	866	Officer	Housing/retail/leisure								
2-14 Railway Street & 142-146 High Street, Chatham	0.19	867	Officer	None								
19 New Road Avenue and 3 New Cut, Chatham	0.23	868	Planning Application	Housing					Housing		57	2028
Wickes, New Cut, Chatham	0.90	869	Officer	None								
Chatham Railway Station	1.52	871	Officer	None								
West of Maidstone Road, adj Chatham Rail Station	0.54	872	Officer	None								
Rear of 47 High Street/Britton Street, Gillingham	0.23	873	Officer	None								
Land at junc. of Marlborough Rd/Brompton Rd, Gill	0.22	874	Officer	None								
Retail Core (High	1.04	875	Permissi	Housing					Housing		63 rooms	

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
St, Jeffrey St, King St) Gillingham			on						(student accommodation)			
BT Switch Centre, Green Street, Gillingham	0.41	876	Officer	Housing/Employment/Retail								
R/O 73,75-77 High Street, Rochester	0.11	880	Permission	Mixed Use - Housing & Employment					Mixed Use - Housing & Employment		9	2023
15,17,19 New Road, Chatham	0.19	896	Under Construction	Mixed Use - Hotel & Retail					Retail		840 Sq.m	2023
Former School Playing Field Halling	0.76	910	Call for Sites 2014	Housing						Note Green Belt location		
Bridgeside Warwick Crescent, Rochester	0.26	914	Permission	Housing					Housing		12	2023
Lock Up Garage Site Rear of Charles Street Chatham	0.14	959	Officer	None								
Petrol Filling Station Railway Street, Gillingham	0.21	976	Planning Application	None								
Adjacent to Bus Station Medway Street Chatham - now merged with	0.52	984	Permission	Housing					Mixed use - housing & retail		115	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
SLAA site 983												
Bridgewood Manor Hotel, Walderslade Woods, Chatham	1.90	993	Expire Permissi on	Leisure						Unsuitabl e due to impacts on amenity		
Ropers Lane, Hoo St Werburgh	0.35	1009	Officer	None						Unsuitabl e due to isolation from services and facilities and loss of high grade agricultura l land		
Mount Pleasant, Cooling	0.25	1010	Officer	Housing								
Daland Farm, High Halstow	0.74	1011	Officer	Housing								
OFF Power Station Road, Grain	0.9	1012	Officer	None						Site unsuitable due to its location within the COMAH zone precluding developme nt		
Sharnal Street,	0.51	1013	Officer	Housing/retail								

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
High Halstow												
Whetstead, Off Grange Road, Lower Twydall	1.93	1014	Officer	Housing/retail								
Off Sundridge Hill, Cuxton	0.86	1015	Officer	None								
26-36 Napier Road Gillingham	0.20	1018	Planning Application	None								
Moor Street House	0.184	1027	Planning Application	None								
Mackays Lordswood Industrial Estate	3.65	1033	Permission	Employment					Employment (B2/B8)		13035 sq.m	2023
National Tyre Station Road Strood	0.13	1039	Planning Application	Housing & employment								
178 Brompton Farm Road, Strood	4.06	1042	Call for Sites 2014	Housing, Gypsy & Travellers						Site is unsuitable due to the proximity to services, impact on agricultural land and landscape. Note Green Belt location.		
R/O Whitehouse Farm, Stoke Road, Hoo	0.836	1043	Call for Sites 2014	Housing					Housing		29	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
East of Whitehouse Farm, Hoo	1.6	1044	Call for Sites 2014	Housing					Housing		65	2028
Land at Tamarisk, Chattenden	1.241	1045	Call for Sites 2014	Housing						Unsuitable due to potential environmental impact on SSSI.		
Former Reservoir, Browndens Lane, Upper Halling	0.25	1046	Call for Sites 2014	Housing						Site is unsuitable due to its distance from local services and facilities. Access issues. Impact on amenity.		
Land east of Seymour Road, Rainham	2.4	1047	Call for Sites 2014	Employment						Site is unsuitable due to isolation from services and also the impact on agricultural land		
Land at 54	1.33	1048	Call for	Housing					Housing		5	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Beacon Road, Chatham			Sites 2014									
101 Beacon Road Chatham	0.41	1052	Call for Sites 2014	Housing					Housing		13	2028
Westmoor Farm (North) Moor Street, Rainham	7.70	1053	Call for Sites 2014	Education					Communi ty facility	Site is suitable for education	-	2023
South section, Maidstone Road, Rochester	1.133	1055	Call for Sites 2014	Housing/Employ ment						Site is unsuitable due to impact on the setting of the AONB and isolation from local services and facilities.		
6-11 New Road Avenue, Chatham	0.28	1056	Call for Sites 2014	Housing/Employ ment/ Retail/ Tourism/Leisure / Mixed					Housing		70	2035
North Side, Priory Road	0.26	1057	Call for Sites 2014	Housing/Retail					Housing		19	2028
R/O Oastview, East of Mierscourt Road, Rainham	5.39	1058	Permissi on	Housing					Housing		134	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Meresborough Lane & South Bush Lane, Rainham	19.85	1059	Call for Sites 2014	Housing/ Employment/ Retail/ Tourism/ Leisure/ Mixed						Unsuitable due to isolation from facilities and services, impact on agricultural land and unsustainable location, and transport impact on the surrounding road network, including AQMA.		
Dudley Farm, Matts Hill Farm Road, Hartlip	5.94	1060	Call for Sites 2014	Housing/Tourism/Leisure						Site is unsuitable due to the negative impact on the landscape in the AONB.		
South of Lower Rainham Road,	25.363	1061	Call for Sites	Housing/ Other						Site is unsuitable		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
west of Pump Lane			2014							due to the impact on agricultural land, landscape, heritage and isolation from local services and facilities		
Mierscourt Farm, Rainham	48.55	1063	Call for Sites 2014	Housing/Employment						Unsuitable due to loss of high grade agricultural land and landscape		
South of Lower Rainham Road, Mill Hill, Twydall	4.74	1064	Call for Sites 2014	Housing/Retail/Employment/Tourism/Leisure						Unsuitable due to isolation from local services and facilities and impact on agricultural land and landscape.		
South of Main Road, Hoo	63.59	1065a	Call for Sites	Housing						Unsuitable due to		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
			2014							impact on agricultural land and transport, including AQMA.		
South of Main Road, Hoo	49.85	1065b	Call for Sites 2014	Open space					Open space	Unsuitable due to impact on landscape, agricultural land and access to sustainable transport. Only suitable for open space		
South Ratcliffe Highway, west Vidgeon Avenue, Hoo	11.83	1066	Call for Sites 2014	Housing/Retail						Unsuitable due to impact on the landscape, transport & Four Elms Hill AQMA		
Gibraltar Farm, Ham Lane, Hempstead	22.23	1067	Permission	Housing					Housing		450	2028
South of	3.10	1068	Call for	Housing/Retail/						Unsuitable		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Sundridge Hill, Cuxton			Sites 2014	Employment/Tourism/Leisure						due to landscape impact, including setting of AONB.		
North Mortimers Avenue, west Town Road	4.33	1069	Call for Sites 2014	Housing/Tourism/Leisure						The site is unsuitable due to the impact on agricultural land and landscape		
West of Town Road Cliffe Woods	20.87	1070	Call for Sites 2014	Housing/Retail						Unsuitable due to landscape, transport and agricultural land impact		
South Ladyclose Avenue, West of Town Road	2.94	1071	Call for Sites 2014	Housing						Unsuitable due to landscape and agricultural land impact		
R/O 250 Main Road, Hoo	0.67	1072	Call for Sites 2014	Housing/employment					Housing		5	2023
Land at Mill Hill, Grange Road,	3.469	1073	Call for Sites	Housing						Unsuitable due to		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Gillingham			2014							isolation from local services and facilities, agricultural land and landscape		
North Watling Street and Rede Court	1.08	1074	Call for Sites 2014	Housing						Unsuitable due to loss of open space and landscape impact. Note Green Belt location.		
Land at Rectory Road, Cliffe	3.3	1075	Call for Sites 2014	Housing & employment						The site is unsuitable due to isolation from local facilities and services and impact on agricultural land, landscape and heritage.		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
West of Allhallows Road, Lower Stoke		1078	Call for Sites 2014	Housing						Unsuitable due to the loss of existing open spaces (allotments) and impact on agricultural land		
Land off Church Terrace, Stoke	0.531	1079	Call for Sites 2014	Housing						Unsuitable due to the isolation of the site from local services and facilities		
Delivery Office Rochester High Street	0.16	1080	Call for Sites 2014	Housing/Employment/Retail								
Former Gym, C4, North Road, Chatham Maritime	0.64	1081	Call for Sites 2014	Employment Leisure Associated University Uses					Mixed use-employment/education	Unsuitable for total redevelopment due to impact on heritage assets. However limited	3500 sq.m	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										development is suitable		
Land to the west of Cliffe Woods	11.12	1082	Call for Sites 2014	Housing						Unsuitable due to impact on agricultural land, transport and landscape		
Wayside, Meresborough Lane, Gillingham	0.233	1083	Call for Sites 2014	Housing/Employment						Unsuitable due to isolation from services and facilities, transport implications and impact on heritage.		
Land west of Ropers Lane, Hoo	75.9	1084	Call for Sites 2014	Housing						Unsuitable due to impact on agricultural land and transport.		
Land east of Eastcourt Lane, Gillingham	4.34	1085	Call for Sites 2014	Housing/Employment						Site unsuitable due to impact on		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										agricultural land, landscape and heritage.		
Westmoor Farm, Moor Street, Rainham	0.40	1086	Call for Sites 2014	Housing						Site unsuitable due to the impact on the Conservation Area, and transport.		
Land to the East of Berwick Way, Wainscott	39.00	1087	Call for Sites 2014	Housing						Site unsuitable due to landscape impact, transport and flood risk.		
Manor Farm, Parsonage Lane	19.06	1088	Call for Sites 2014	Housing/ Employment/ Retail/ Tourism/ Leisure					Mixed use - housing & education		372	2028
Land at Priestfield, Gillingham	2.24	1089	Call for Sites 2014	Housing/Retail/ Leisure					Housing	Only acceptable if Gillingham FC football ground re-provided.	177	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Abbots Court, Stoke Road, Hoo	0.23	1090	Call for Sites 2014	Housing						Unsuitable due to isolation from local services and facilities, site access and impact on agricultural land and landscape.		
3 Broad Street Cottages, Main Road, Hoo	0.39	1092	Call for Sites 2014	Housing						Unsuitable due to amenity and landscape impacts		
Between 102-112 Lower Rainham Road	0.292	1093	Call for Sites 2014	Housing						Unsuitable due to isolation on services and facilities and impact on agricultural land and landscape.		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Sports Field No 3, Brompton Road, Gillingham		1094	Call for Sites 2014	Housing						Site is unsuitable as it needs to be retained as open space and impact on heritage assets (conservation area and scheduled ancient monument setting)		
Collingwood Triangle, Brompton Barracks	2.36	1095	Call for Sites 2014	Housing/Employment						Site unsuitable due to heritage implications of development		
Sports Field No 1, Inner Lines, Brompton Barracks	9.96	1096	Call for Sites 2014	Leisure					Community facility sports ground		-	2023
Greatfield Lodge, Darnley Road, Strood	0.34	1100	Permission	Housing					Housing		21	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Cooling Road, High Halstow	0.41	1103	Call for Sites 2014	Housing						Site unsuitable due to access to public transport and impact on agricultural land and landscape.		
North of St James Church Cooling	0.47	1104	Call for Sites 2014	Housing						Unsuitable due to impact on agricultural land, heritage assets, landscape and isolation from local facilities and services.		
Manor Farm, Marsh Road, Halling	1.10	1105	Call for Sites 2014	Housing/Tourism					Housing	Site only suitable after further works to ascertain whether there are	37	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										any further archaeological remains on site		
Miles Place, Delce Road, Rochester	0.31	1106	Call for Sites Post 2014	Housing					Housing		11	2023
Land at Lower Bloors Lane Rainham	0.88	1108	Call for Sites 2014	Housing						Site is unsuitable due to the isolation from local services and facilities and impact on heritage and landscape.		
Steelfields, Danes Hill, Gillingham		1109	Officer									
Land at the Alps, Rochester		1110	Call for Sites 2014	Housing						Site is unsuitable for development due to the importance of the		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										greenspace		
North of Rochester Airport		1111	Call for Sites 2014	Housing						Site is unsuitable for development due to the importance of the greenspace		
Samuels Towers, Longhill Avenue, Chatham	1.28	1112	Call for Sites 2014	Housing					Housing		53	2035
Land to east of High Halstow	39.96	1113	Officer	Housing						Unsuitable due to transport pressures on A228, Four Elms Hill AQMA and landscape		
Chatham Driving Range	2.72	1114	Call for Sites Post 2014	Housing					Housing		132	2023
Commercial Road Car Park Strood	0.29	1115	Officer	Housing/tourism								
Land at J4 Park and Ride at Hempstead	1.24	1117	Officer	Employment								

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Chattenden Community Centre	0.28	1119	Officer	Mixed use – housing & community facility								
Deangate Ridge	68.54	1121	Call for Sites Post 2014	None						Site unsuitable due to isolation from services and facilities, landscape impact and agricultural land		
South side of Nashenden Lane, Borstal	4.38	1124	Call for Sites Post 2014	Housing						Unsuitable due to impact on heritage assets (the setting of Fort Borstal), isolation from local facilities and services and landscape impact and amenity		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										issues.		
Land adjacent to 309 Lower Rainham Road	0.171	1125	Call for Sites Post 2014	Housing						Unsuitable due to the isolation from services and facilities and impact on agricultural land, environment and landscape.		
The Paddock car park, Chatham	0.17	1126	Officer	Housing						Unsuitable due to the need to retain for town centre car parking		
Golf course adj to Kingsmead Park, Allhallows	1.58	1127	Call for Sites Post 2014	Housing					Mixed use - housing & leisure		55	2023
45-69 Albatross Avenue, Strood	0.15	1128	Permissi on	Housing					Housing		6	2023
Land at Elm	3.39	1131	Planning	Housing					Housing		63	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Avenue, Chattenden			Applicati on									
247-253 High Street Chatham	0.06	1133	Permissi on	Mixed use-retail & housing					Mixed use – retail & housing		8	
13-15 High Street, Brompton	0.03	1134	Permissi on	Housing					Housing		8	2023
23-29 Seagull Road, Strood	0.2	1135	Permissi on	Housing					Housing		10	2023
Lennox Wood, Petham Green, Twydall	0.43	1136	Permissi on	Housing					Housing		20	2023
2 Mayweed Avenue, Chatham	0.12	1137	Permissi on	Housing					Housing		6	2023
263-267 High Street Chatham	0.03	1138	Permissi on	Mixed use - retail & housing					Mixed use - housing & retail		8	2023
330 High Street Chatham	0.03	1139	Permissi on	Mixed use - retail & housing					Mixed use - housing & retail		12	2023
153-155 High Street Chatham	0.05	1140	Permissi on	Housing					Housing		5	2028
325 High Street Rochester	0.03	1141	Planning Applicati on	Unknown						Unsuitable due to the impact in a listed building.		
75-81 High Street Strood	0.12	1142	Permissi on	Housing					Housing		9	2023
Former Chatham		1143	Permissi	Mixed use -					Mixed		950	2028

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Port, Pier Road, Gillingham			on	retail & housing					use - housing & retail			
Wyles Road, Chatham	0.34	1144	Planning Application	Community facility					Community facility		-	
5 Hillside Avenue, Strood	0.18	1145	Planning Application	Housing					Housing (care home)		14 beds	2028
Royal Sovereign House, Chatham Maritime	0.54	1146	Permission	None					Community facility		3065sq.m	2023
18-20 Batchelor Street Chatham	0.02	1147	Permission	Housing & retail					Mixed use - housing & retail		6	2023
Unit 9 Chariot Way, Strood	0.08	1149	Under Construction	Retail					Retail		680 Sq.m	2023
Port Werburgh, Vicarage Lane, Hoo	2.76	1150	Permission	Mixed Use - Housing & Retail					Mixed Use - Housing & Retail		54	2023
The Windmill, Ratcliffe Highway Hoo	0.70	1151	Permission	None						Unsuitable due to isolated site away from services and potential landscape impact.		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
The Black Lion, Mill Road, Gillingham	0.22	1152	Permissi on	Housing					Housing		5	2023
Courteney Road, Rainham	0.42	1153	Under Construc tion	Employment					Employment		8316 sq.m	2023
JCB Medway, Gillingham Business Park Rainham	0.60	1154	Permissi on	Employment					Employment (B2/B8)		2400 sq.m	2023
MEMs Power, Beechings Way Ind Est Twydall	0.63	1155	Permissi on	Employment					Employment (B2/B8)		2520 sq.m	2023
13-15 Borough Road, Gillingham MLP Allocated Site	0.22	1156	MLP 2003 Allocatio n	Housing					Housing		15	2028
Garages to rear 17-31 Fleet Road, Rochester	0.34	1157	Permissi on	Housing					Housing		11	2023
Between Ivy Cottage and Providence House Lower Bloors Lane	0.6	1158	Call for Sites Post 2014	Housing						Unsuitable due to isolation from local services and facilities and impact on agricultural land and landscape.		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Beacon Hill, Chattenden	1.98	1159	Call for Sites Post 2014	Housing						Unsuitable due to the impact on environmental and landscape features to the south of the site and constrained access to the Four Elms Hill, and air quality.		
Land east of Formby Road, Halling	0.39	1160	Call for Sites Post 2014	Housing					Employment (B1/B2/B8)		1560 sq.m	2023
Stoke Road, opposite Ropers Lane, Hoo	5.2	1161	Call for Sites Post 2014	Housing						Unsuitable for development due to isolation of the site from services, limited access via public transport and impact		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										on agricultural land and landscape.		
Eastcroft Farm Merryboys Road Cliffe Woods	3.19	1162	Call for Sites Post 2014	Housing/ Employment						Unsuitable due to impact on landscape and agricultural land		
Pilgrims Road, Halling	3.04	1164	Call for Sites Post 2014	Housing						Unsuitable for development due to isolation of the site and the landscape impact as the site is within the AONB. Note Green Belt location.		
143 Berengrave Lane, Rainham	2.31	1165	Call for Sites Post 2014	Housing						Unsuitable due to the isolation from local services and		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										facilities and impact on agricultural land and landscape.		
West & South of Primary School, Halling	4.38	1166	Call for Sites Post 2014	Housing						Unsuitable due to impact on environment, landscape, noise from rail line and vehicular access		
Woodview House, Perry Hill, Cliffe	0.45	1167	Call for Sites Post 2014	Housing						Unsuitable due to the impact on agricultural land and landscape.		
Land adj. Woodview House, Perry Hill, Cliffe Woods	2.04	1168	Call for Sites Post 2014	Housing						Unsuitable due to the landscape and agricultural land impact		
Land at Mierscourt Road, Rainham	4.45	1170	Call for Sites Post	Housing						Unsuitable due to the impact on		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
			2014							agricultural land and landscape.		
Eastcourt Farm, Eastcourt Lane, Rainham	2.75	1171	Call for Sites Post 2014	Housing & employment						Site unsuitable due to the isolation from services and facilities, impact on agricultural land, landscape and environment.		
Land to South of Common Lane, Cliffe	7.22	1172	Call for Sites Post 2014	Housing and retail						Unsuitable due to impact of the development on the landscape and environment.		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Bush Road, Cuxton	20.00	1173	Call for Sites Post 2014	Housing						Unsuitable as the site affects the landscape of the AONB. Note Green Belt location. Potential transport issues.		
Land South of Stoke Road, Hoo	15.54	1174	Call for Sites Post 2014	Housing					Housing		200	2035
North of Ratcliffe Highway	8.43	1175	Call for Sites Post 2014	Housing						Unsuitable due to isolated nature of the site and the lack of a sustainable transport option		
Land East of Four Elms	14.13	1176	Call for Sites Post 2014	Housing, employment, retail or leisure						Unsuitable due to the impact on heritage asset, agricultural		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										l land, landscape, environment, air quality and transport.		
Land to the west of Shawstead Road, Capstone	88.56	1177	Call for Sites Post 2014	Housing & Open Space						Unsuitable due to poor access to facilities and services, landscape impact and poor access to public transport		
Parcel 2 North of Stoke Road	3.14	1178	Call for Sites Post 2014	Housing					Housing		110	2028
Parcel 3 South of Stoke Road	3.78	1179	Call for Sites Post 2014	Housing					Housing		91	2028
Medway Maritime Hospital	4.06	1180	Officer	Housing & Employment					Mixed use - housing & employment		130	2023
Former	0.31	1181	Officer	Housing &					Housing		64	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Gillingham Fire Station				Employment								
Rainham Library	0.13	1182	Officer	Housing					Housing – subject to the re-provision of the library		25	2023
Britton Farm, Gillingham	0.44	1183	Officer	Housing					Mixed use – housing & employment		24	2023
Rochester Airport Industrial Estate	5.8	1184	Call for Sites Post 2014	Housing					Site unsuitable for residential due to the existing surrounding uses, loss of employment land and negative impact on residential amenity			
Land Surrounding Jacob's Lane, Hoo	113.87	1185	Call for Sites	Open space						Unsuitable due to		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
St Werburgh			Post 2014							environmental impact		
Land East of Vicarage Lane, Hoo	3.47	1186	Call for Sites Post 2014	Open space					Unsuitable for development, but accept use as green infrastructure.	Unsuitable due to flood risk, minerals impact and environmental impact on SSSI		
Plot 1, Anthony's Way, Medway City Estate	3.47	1187	Planning application	Retail					Employment			
Pier Approach Road Depot	0.93	1188	Officer	Housing					Mixed use – housing & commercial		140	2028
Orchard Kennels, Rainham	3.71	1189	Call for Sites Post 2014	Housing						Unsuitable due to distance from facilities and services, impact on AQMA and impact on agricultural land and landscape.		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Masonic Hall, Balmoral Road, Gillingham		1193	Permissi on	Housing					Housing		11	2023
Redvers Cenre, Glencoe Road, Chatham		1194	Permissi on	Housing					Housing		24	2023
Former United Services, 27 Arden Street, Gillingham		1195	Permissi on	Housing					Housing		9	2023
The Fox 124 Ordnance Terrace Chatham		1196	Permissi on	Housing					Housing		13	2023
Livingstone Arms 239 Gillingham Road GILLINGHAM		1197	Permissi on	Housing					Housing		7	2023
Newton Close Resource Centre Sultan Road Lordswood		1198	Permissi on	Housing					Housing		7	2023
46 Orchard Street Rainham		1199	Permissi on	Housing					Housing		5	2023
Trafalgar Maid 2 Warner Street Chatham		1200	Permissi on	Housing					Housing		6	2023
205-217 New Road Chatham		1201	Permissi on	Housing					Housing		15	2023
259-261 High Street ROCHESTER		1202	Permissi on	Housing					Housing		21	2023
Land south of Stoke Road Hoo		1203	Permissi on	Housing					Housing		127	2023

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
11-17 High Street Strood		1204	Permissi on	Housing					Housing		10	2023
Land at 185 Walderslade Road Walderslade		1205	Permissi on	Housing					Housing		17	2023
13-17 Church Street Chatham		1206	Permissi on	Housing					Housing		21	2023
The Yard 1A Milton Road Gillingham		1207	Permissi on	Housing					Housing		5	2023
177 Berengrave Lane Rainham		1208	Permissi on	Housing					Housing		12	2023
Rear of Avery Way Allhallows	0.29	AL1b	Urban boundar y review	None								
Land pocket north of Binney Road, Allhallows	0.55	AL1d	Urban boundar y review	None						Unsuitabl e due to impact on residentia l amenity of existing propertie s to the west and also the loss of agricultur al land		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Land south of Farm Cottages, Lodge Hill Lane	0.38	CH1b	Urban boundary review	None						Unsuitable due to the impact on agricultural land and isolation from services and facilities		
East of 42-52 Chattenden Lane, Chattenden	1.21	CH1d	Urban boundary review	None						Unsuitable due to lack of a suitable access and impact on landscape		
Beacon Hill, Chattenden west site	1.99	CH1f	Urban boundary review	None						Unsuitable due to the impact on environment		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										ental and landscape features to the south of the site and constrained access to the Four Elms Hill		
Land between Peninsula Way, Haig Villas and Main Road Hoo, Chattenden	1.31	CH1h	Urban boundary review	None						Unsuitable due to the impact on residential amenity caused by noise from A228 and need to protect Swale to the north		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										of Haig Villas.		
Land west of Church Street, Cliffe	3.97	CL05	Urban boundary review	None						Unsuitable due to the loss of open space and impact as a result on residential amenity		
Rear of Marsh Crescent High Halstow	3.66	HH1a	Urban boundary review	None						Unsuitable due to lack of suitable access and environmental impact on the Northwood Hill SSSI		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Medway City Estate	103.00	SO1	Officer	None								
North of Ratcliffe Highway	8.00	SO2	Officer	None						Unsuitable due to isolation from services and facilities, transport impact on A228 and impact on agricultural land		
Christmas Lane, High Halstow	14.00	SO3	Officer	None						Unsuitable due to impact on agricultural land and landscape		
North Street	84.00	SO4	Officer	None						Unsuitable due to isolation		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										of the sites from services and facilities, impact on agricultural land and transport impacts on Stoke Road		
Land South of Stoke	12.00	SO5	Officer	None						Unsuitable due to isolation from services and facilities, transport on the A228 and resulting air quality deterioratio		

*Appendix 4 – Stage 4*

*Suitability, availability, achievability conclusions*



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										n on the Four Elms Hill. Plus the loss of high quality agricultural land		
Land East of Court Lodge Farm	2.00	SO6	Officer	None						Unsuitable due to isolation from services and facilities, transport on the A228 and resulting air quality deterioration on the Four Elms Hill. Plus the loss of high		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										quality agricultural land		
Land North of Middle Stoke	1.00	SO7	Officer	None						Unsuitable due to on impact on transport on the A228 and resulting air quality deterioration on the Four Elms Hill. Plus the loss of high quality agricultural land		
Land West of Lower Stoke	27.00	SO8	Officer	None						Unsuitable due to on impact on		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										transport on the A228 and resulting air quality deterioration on the Four Elms Hill. Plus the loss of high quality agricultural land		
Land West of Allhallows	22.00	SO9	Officer	None						Unsuitable due to impact on transport on the A228 and resulting air quality deterioration on the Four Elms		

*Appendix 4 – Stage 4*

*Suitability, availability, achievability conclusions*

*Medway Strategic Land Availability Assessment (SLAA)  
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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										Hill. Plus the loss of high quality agricultural land		
Land West of Seymour Road, Rainham	1.00	SO16	Officer	None						Unsuitable due to isolation from services and facilities, transport impact on Seymour Road		
Land West of South Bush Lane, Rainham	22.00	SO17	Officer	None						Unsuitable due to isolation from services and facilities and		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										impact on agricultural land		
Land West of Meresborough Lane, Meresborough	9.00	SO18	Officer	None						Unsuitable due to isolation from services and facilities, transport impact on Meresborough Lane and Meresborough Road and impact on agricultural land		
Land East of Meresborough Road, Rainham	8.00	SO19	Officer	None						Unsuitable due to isolation from		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										services and facilities, transport impact on Meresborough Lane and Meresborough Road and impact on agricultural land		
Land East of Mierscourt Farm, Rainham	3.00	SO20	Officer	None						Unsuitable due to impact on agricultural land and landscape		
Land North of Lidsing Road	3.00	SO21	Officer	None						Unsuitable due to impact on landscape		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										and transport impacts on Capstone Road and Hemsptea d Road		
Land West of Commercial Rd Strood	0.72	SO22	Officer	None						Unsuitabl e due to the transport and air quality impacts		
Land East of Pier Approach Rd, Gillingham	0.36	SO24	Officer	None								
Land North of Priory Rd, Strood	3.23	SO25	Officer	None						Unsuitabl e due to impact on the AQMA and the surface		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										water flood risk		
Jenkins Dale, Chatham	1.12	SO26	Officer	None								
Land south of Heron Way Lower Stoke	0.24	ST1d	Urban boundary review	None						Unsuitable due to impact on high quality agricultural land		
Recreation park adjacent to Corontation Cottages, Stoke	0.2	ST1h	Urban boundary review	None						Unsuitable due to impact on high quality agricultural land and isolation from services and facilities		
Fort Borstal	3.14	UB12	Urban	None						Unsuitable		



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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
		d	boundar y review							e due to impact of heritage asset of Fort Borstal, site access and landscape impact on the setting of the AONB		
Verge adjacent to A289/A228	0.78	UB1a	Urban boundar y review	None						Unsuitabl e due to develop ability of the site, impact of he air quality on Frindsbur y Hill and residentia l amenity		

*Appendix 4 – Stage 4*

*Suitability, availability, achievability conclusions*

*Medway Strategic Land Availability Assessment (SLAA)  
2018*

Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										due to the traffic and noise from the A289		
Land southwest Parsonage Lane	3.43	UB1b	Urban boundary review	None						Unsuitable to the impact on heritage asset of the conservation area and Parish Church of All Saints		
Land west of Upnor Rd, Strood	1.1	UB1d	Urban boundary review	None						Unsuitable due to the impact on the heritage assets		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Land between Grange Farm Lower Rainham Road and A289	1.41	UB3a	Urban boundary review	None						Unsuitable due to isolation from services and facilities and impact of residential amenity due to noise from A289		
East of former landfill site off Lower Rainham Road	3.11	UB4b	Urban boundary review	None						Unsuitable due to isolation from services and facilities no site access, impact on high		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										quality agricultural land		
West of (lower) Pump Lane Rainham	2.82	UB4c	Urban boundary review	None						Unsuitable due to isolation from services and facilities, impact on high quality agricultural land and impact on heritage assets		
Rear of Lower Rainham Road/Station Road Rainham	0.98	UB4g	Urban boundary review	None								
Conservation Area Seymour Road/Moor Street	6.69	UB5c	Urban boundary review	None						Unsuitable due to isolation		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										from services and facilities and impact on heritage assets		
Land south of Siloam Farm	4.65	UB5e	Urban boundary review	None						Unsuitable due to impact on high grade agricultural land and landscape		
Cottages off Mierscourt Road, rear of Mierscourt Farm Shop	5.73	UB6a	Urban boundary review	None						Unsuitable due to impact on agricultural land and landscape		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
Sharsted Farm, east of North Dane Way	10.59	UB9c	Urban boundary review	None						Unsuitable due to isolation from services and facilities and impact on ancient woodland		
Lordswood Leisure Centre	2.26	UB9f	Urban boundary review	None						Unsuitable due to impact on ancient woodland		
Arethusa Centre and Boatyard	2.32	UP1e	Urban boundary review	None						Unsuitable due to impact on environment through SSSI to the north site		

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Site Name	Site Area (ha)	Site Ref	Source	Developers Proposed Use	Suitability	Achievability	Availability	Inclusion	Potential Uses*	Reason for exclusion	Capacity (units or sq.m)	Delivery
										access and flood risk		

## Appendix 5 - SLAA submission pro-forma

# Medway Strategic Land Availability Assessment

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

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

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

### How to submit a site

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

In completing your form, please:

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



can be considered;

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

### **Interactive Map**

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

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

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

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

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

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

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

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

**For official use  
only:**

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

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

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

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

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

## 2. Site details

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

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

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

## CURRENT AND POTENTIAL USE

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

Please tick all that apply:

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

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

Please tick all that apply:

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

### 6a. For proposed residential uses:,

**How many dwellings do you think could be realistically provided on this site? (taking full account of site constraints and surrounding uses and character?)**

.....dwellings

**What type of dwellings?**

(for gypsy, travellers and travelling showpeople, please see below)

- ☐ Houses
 ☐ Flats
 ☐ Bungalows  
☐ Houseboats
 ☐ Residential Park Homes  
☐ Mixed, please give details.....

**Would the site provide affordable housing?**

- ☐ Yes
 ☐ No

If Yes, what percentage? %

**Gypsy, travellers and travelling showpeople – please state number of pitches if the site is proposed for this use**

.....pitches

**Specialist residential uses – please give details if the site is proposed for any other type of residential use, eg. specialist accommodation for the elderly, self build, live/work units**

### 6b. For proposed employment uses:

**How many business units could be provided on the site?**

<b>What floor space could be accommodated in total (sq m)?</b>		
<b>What type of employment could be accommodated?</b>	Office	
	General industrial	
	Storage / distribution	

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

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

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

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

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

PHASING

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

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

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*2018*

	<b>Year 5</b> (April 2021 – March 2022)						
<b>6-10 years</b> (April 2022 – March 2027)							
<b>11-15 years</b> (April 2027 – March 2032)							
<b>16-20 years</b> (April 2032 – March 2037)							
<b>20 years +</b> (April 2037+)							

POSSIBLE CONSTRAINTS

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

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

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2018*

Water		
Ownership Issues		
Legal Issues		
Infrastructure/utility requirements		
Market viability		
Other considerations		

### 9. Utilities

Are any of the following utilities available to the site?

Mains water	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Mains sewerage	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Electricity	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Gas	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Telephone Lines	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Broadband	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>

Have you consulted any infrastructure providers regarding provision of utilities to the site?

Yes ☐ No ☐ If yes, please provide further details below:

### SURVEY AND OTHER ISSUES

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

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

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

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

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

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



## Appendix 6 - Site survey form

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

Character and Use of Site									
Type of Location	Town centre <input type="checkbox"/> Edge of Centre <input type="checkbox"/> Urban <input type="checkbox"/> Edge of Urban <input type="checkbox"/> Village <input type="checkbox"/> Edge of Village <input type="checkbox"/> Rural <input type="checkbox"/>								
Current use of Site	Residential <input type="checkbox"/> Employment <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> B8 <input type="checkbox"/> Mixed B <input type="checkbox"/> Retail/Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Open Space <input type="checkbox"/> Other (please specify) <input type="checkbox"/> .....								
	Greenfield <input type="checkbox"/> PDL <input type="checkbox"/> Mixed <input type="checkbox"/>								
	<table border="0"> <tr> <td></td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Vacant Buildings?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Vacant Site?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Yes	No	Vacant Buildings?	<input type="checkbox"/>	<input type="checkbox"/>	Vacant Site?	<input type="checkbox"/>
	Yes	No							
Vacant Buildings?	<input type="checkbox"/>	<input type="checkbox"/>							
Vacant Site?	<input type="checkbox"/>	<input type="checkbox"/>							
Current use of surrounding area	Residential <input type="checkbox"/> Employment <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> B8 <input type="checkbox"/> Mixed B <input type="checkbox"/> Retail/Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Open Space <input type="checkbox"/> Other (please specify) <input type="checkbox"/> ...Church.....								
<b>Brief site description (site features, topography, buildings warranting retention etc...)</b> <b>Please also record character of surrounding area here (ie, form/massing, height/no of storeys etc...)</b>									
<div style="height: 150px;"></div> <p>You can use the back page for any additional notes you may wish to make.</p>									
<b>Is the site advertised for sale?</b>									
Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, please give details.								

**Boundary check**

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

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

**Facilities and Connectivity**

**Transport Connections (please tick)**

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

**Site Potential**

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

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2018*

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

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

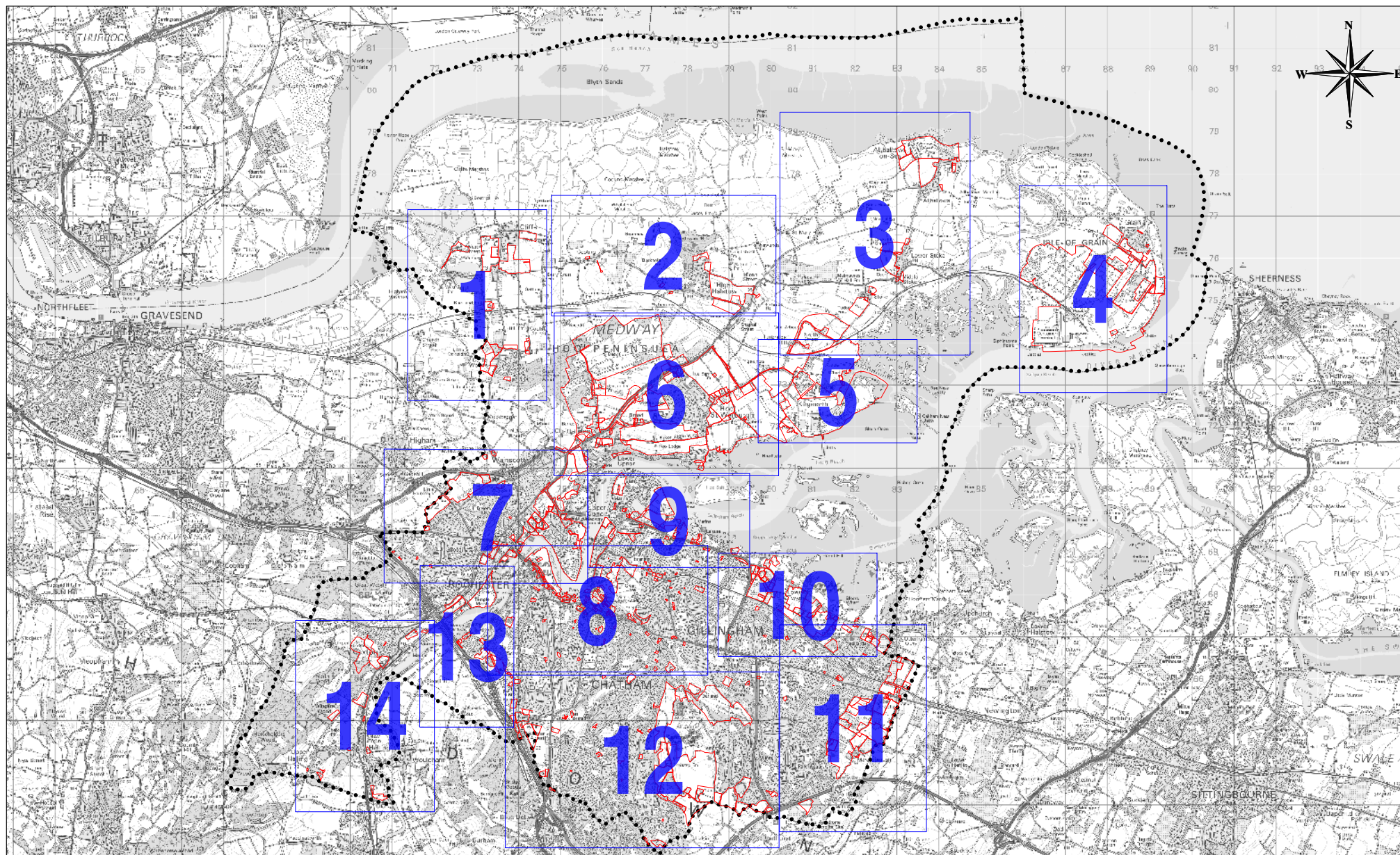
*Medway Strategic Land Availability Assessment (SLAA)  
2018*

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

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

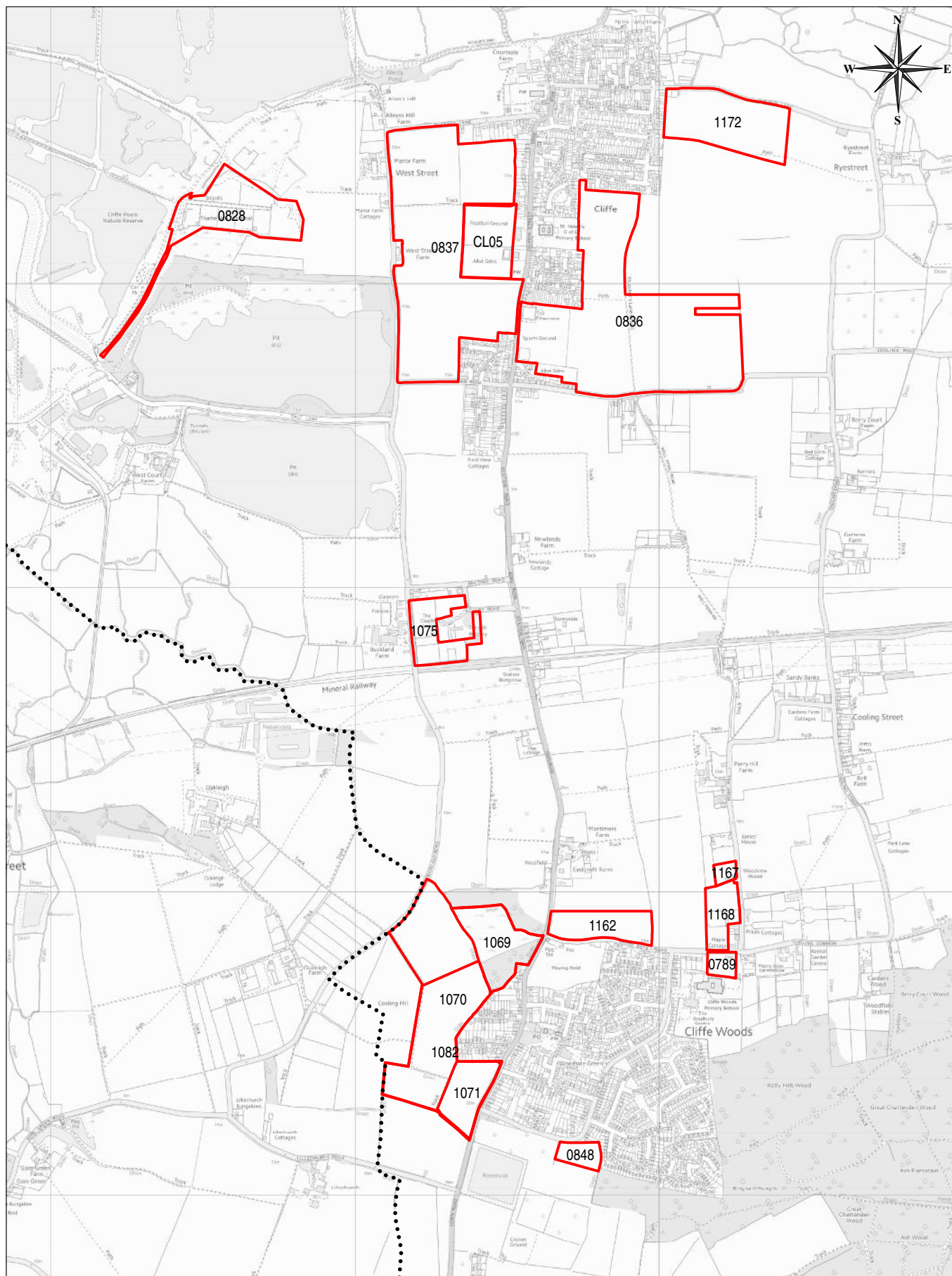
Please use this space for additional notes/drawing

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



**Overview map**

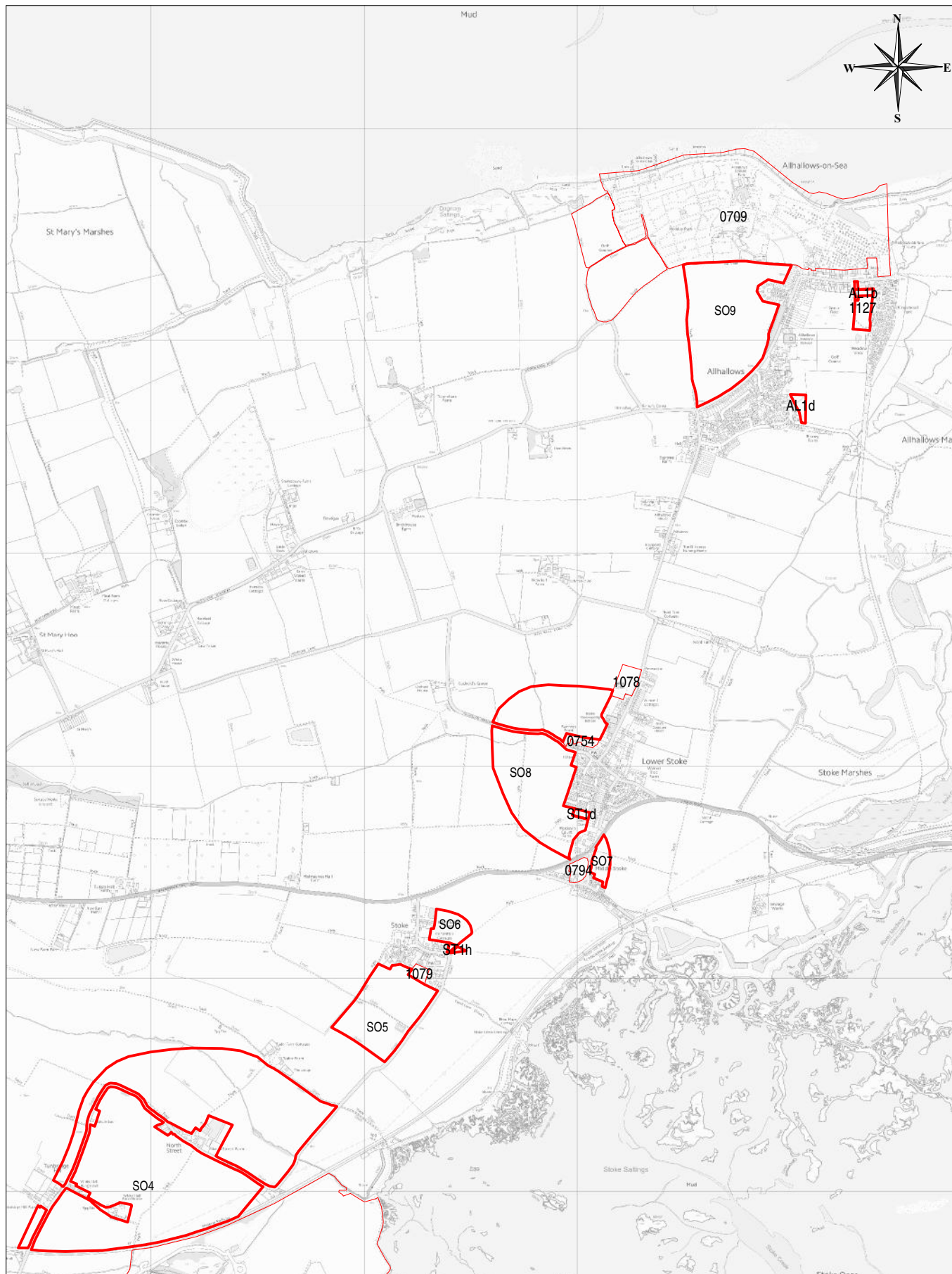




**Map 1**

## Map 2





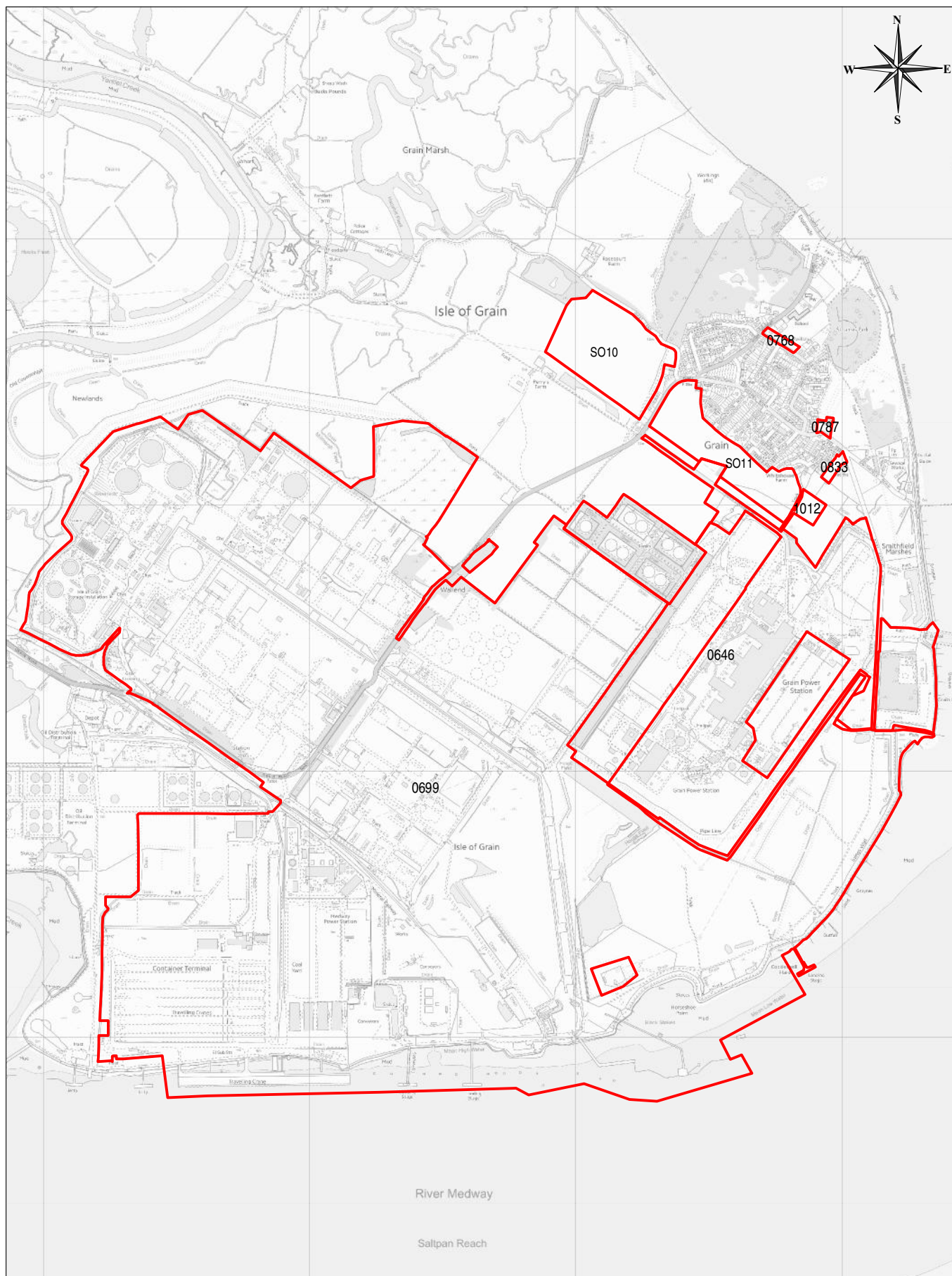
**Map 3**



**Serving You**

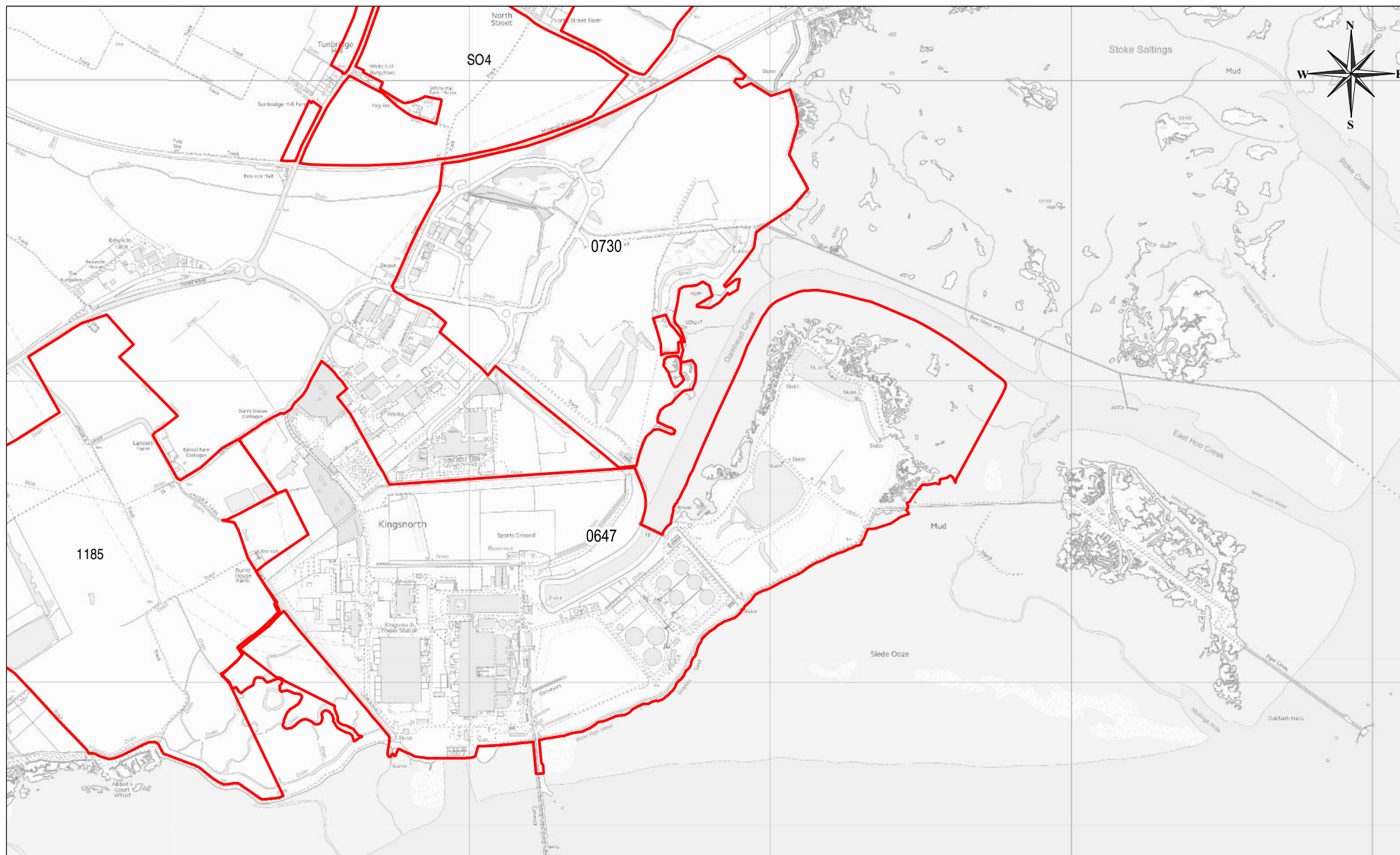
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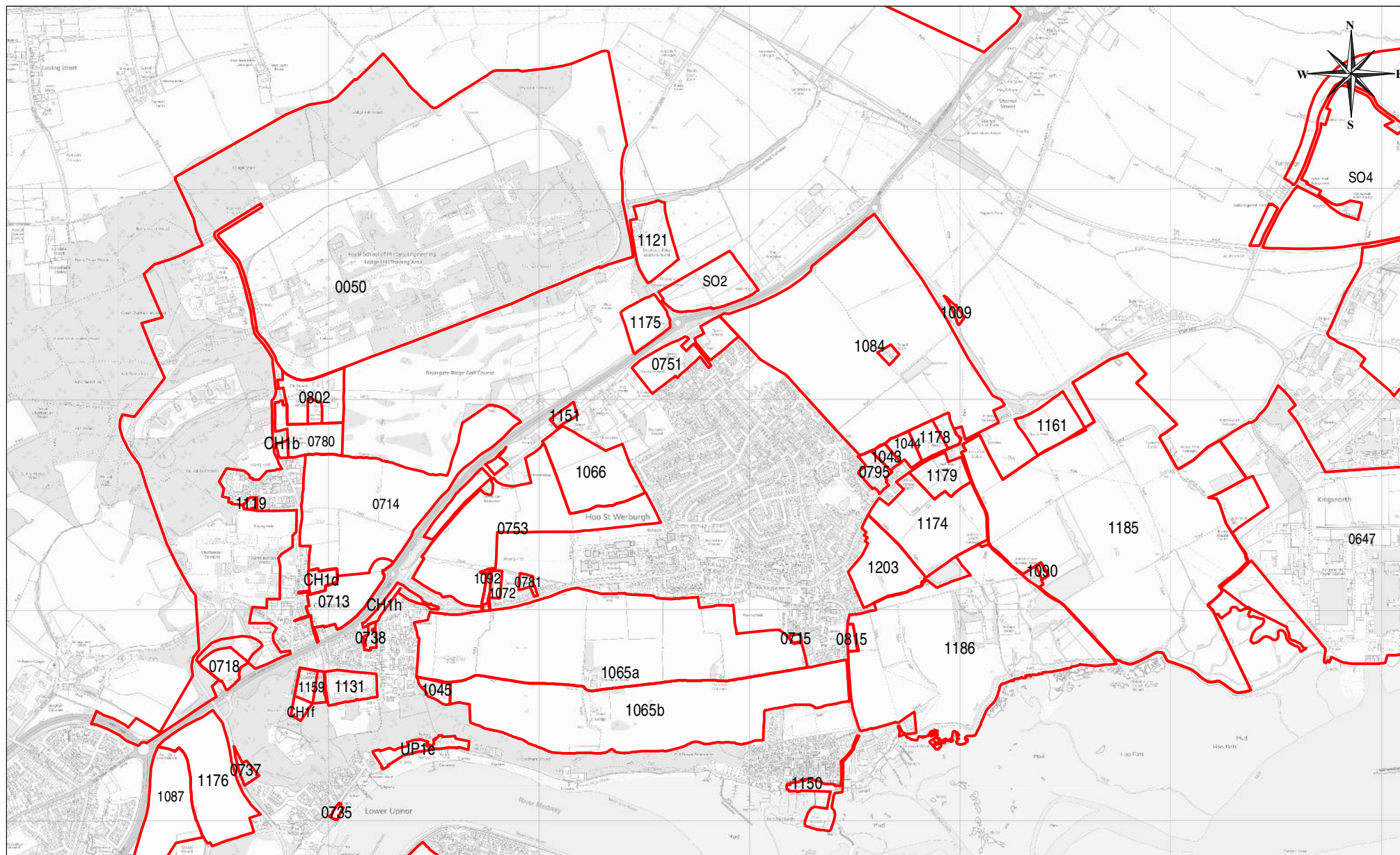


**Map 4**



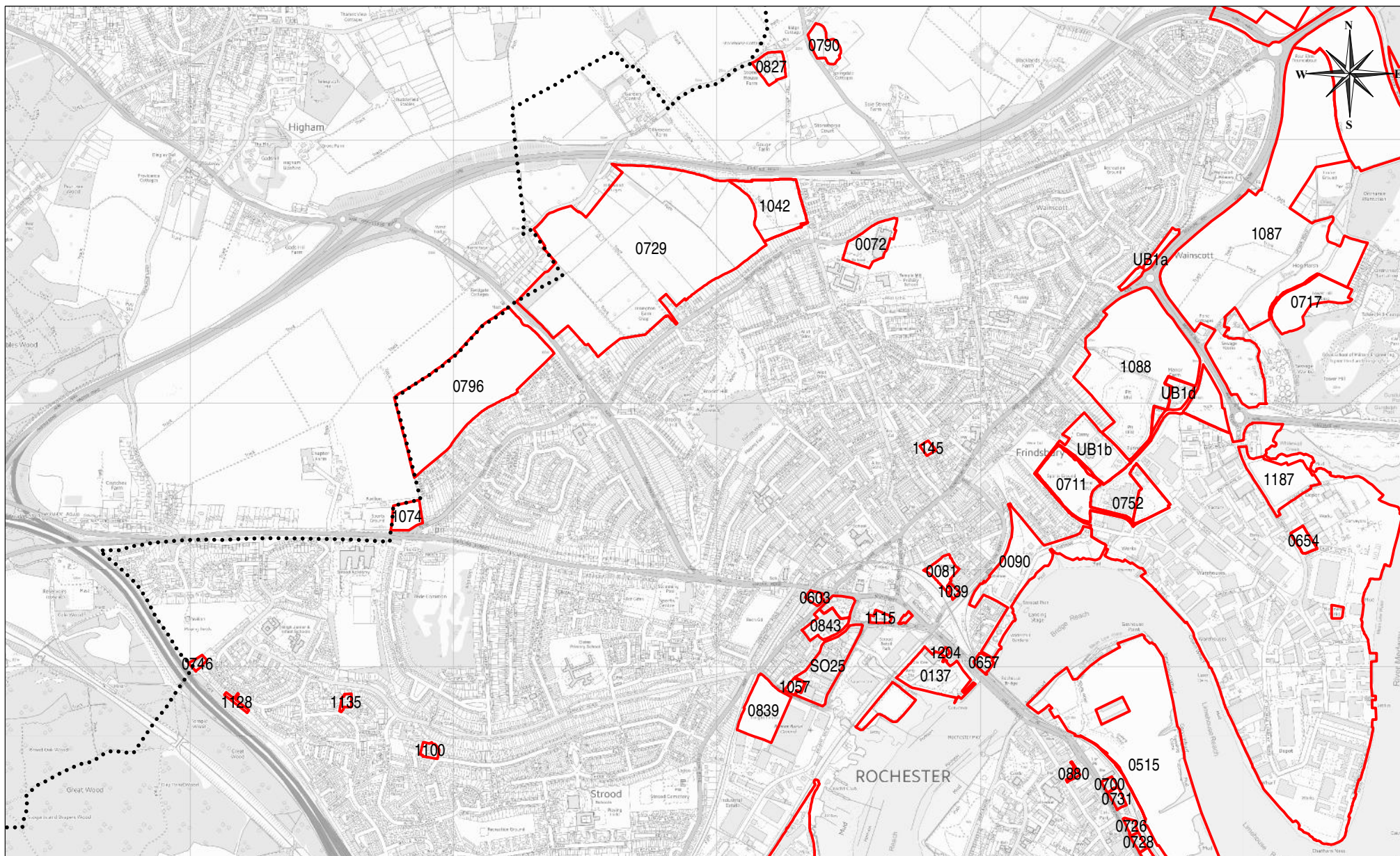


**Map 5**



**Map 6**



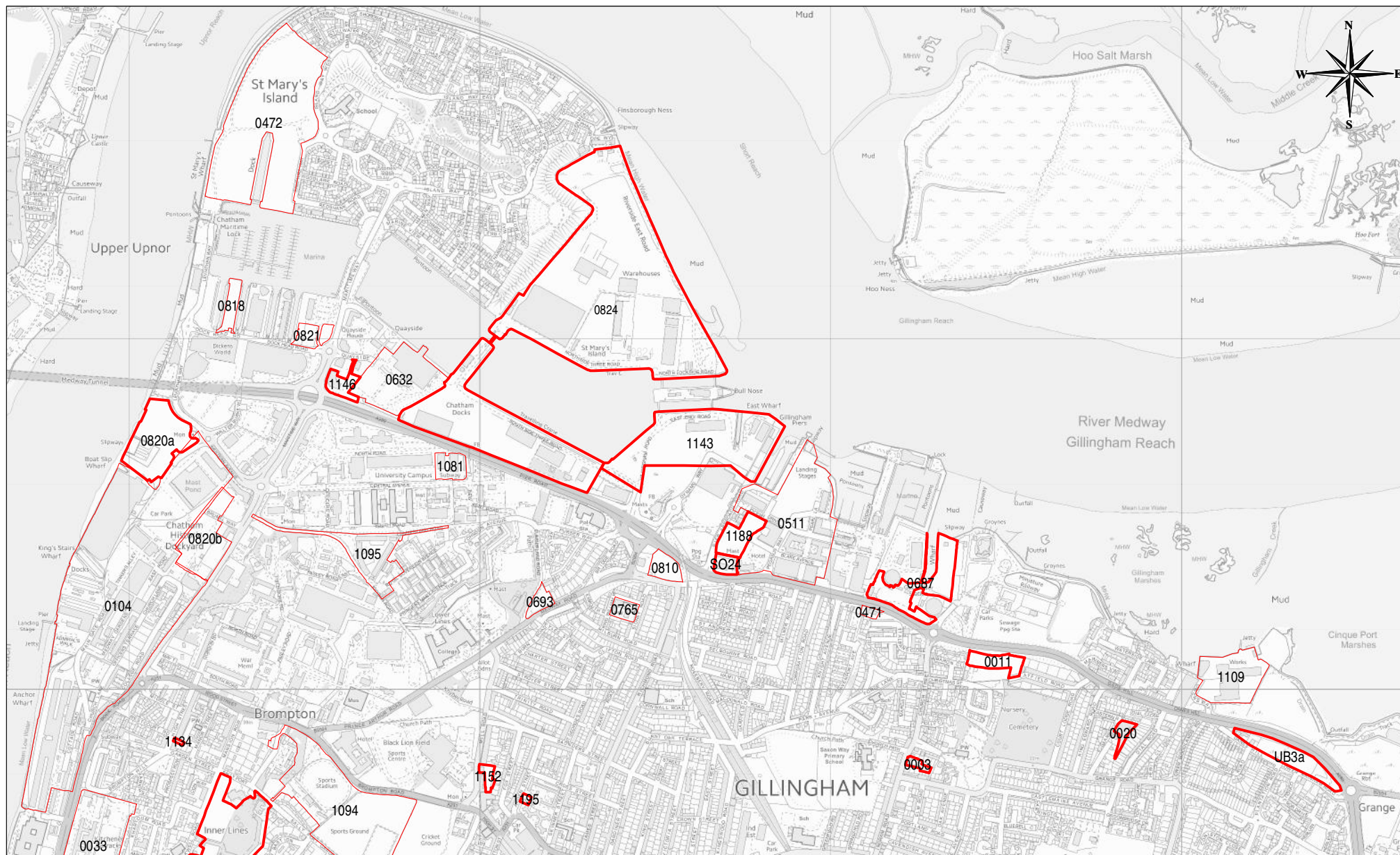


**Map 7**



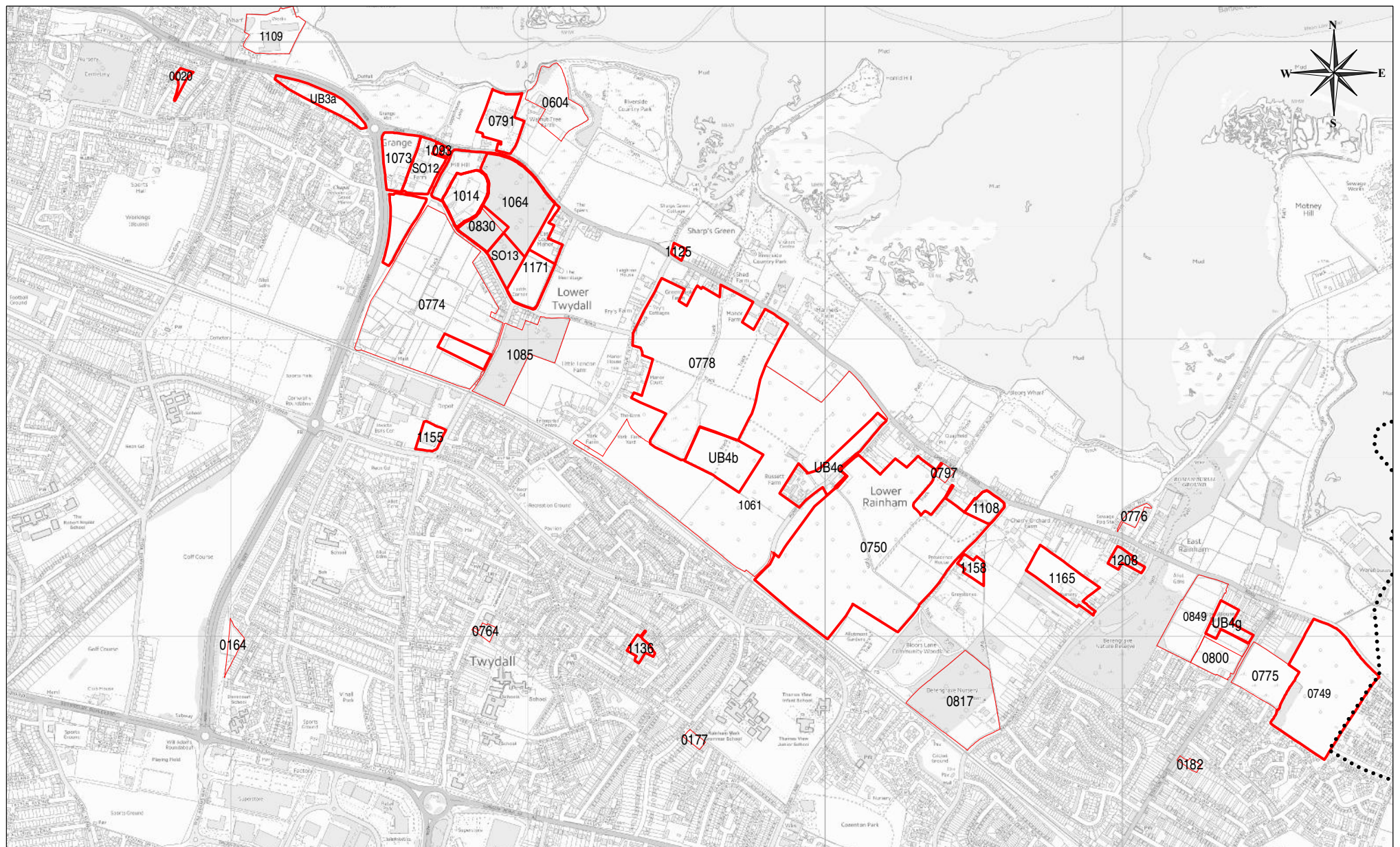






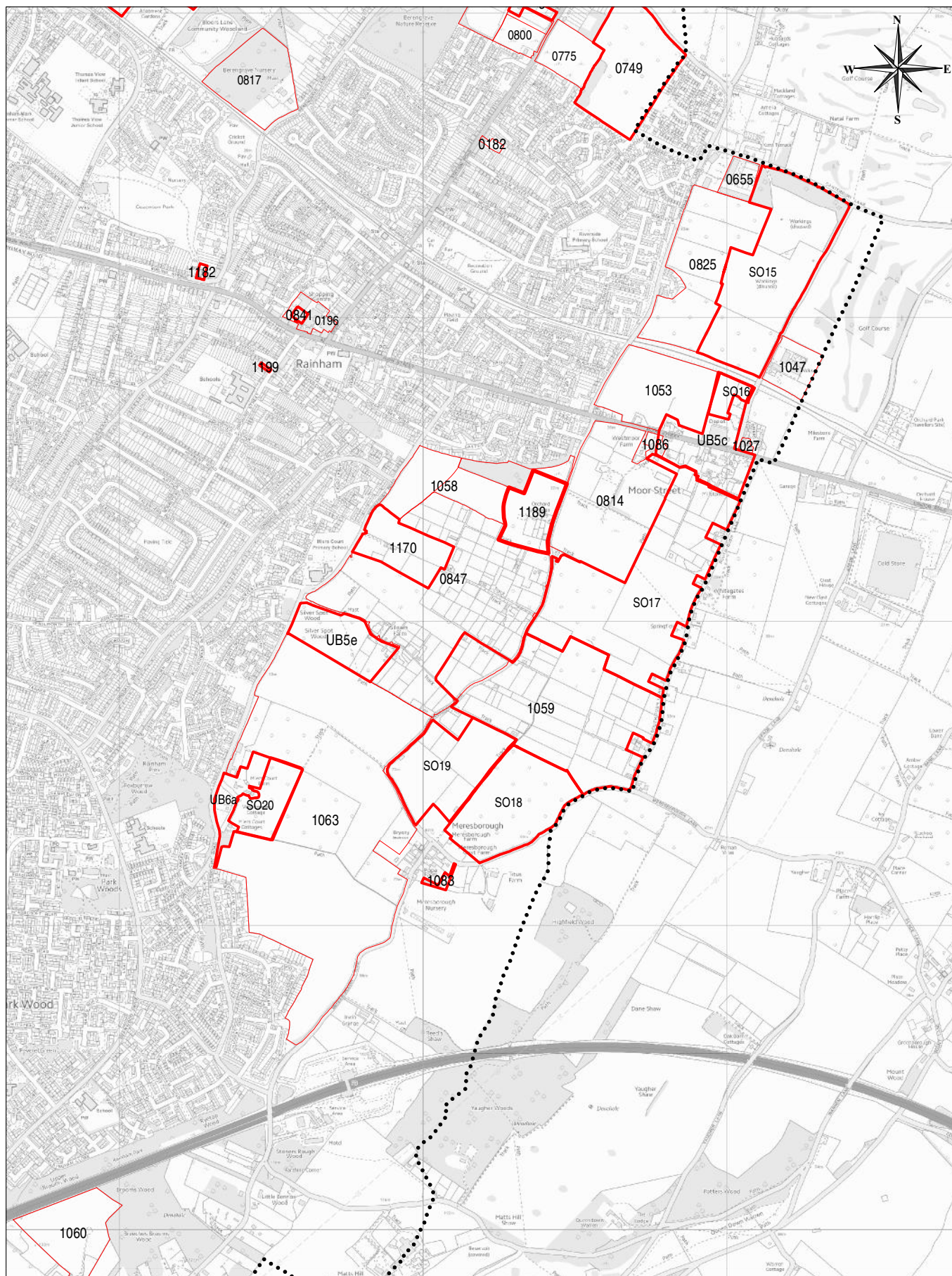
**Map 9**





## Map 10





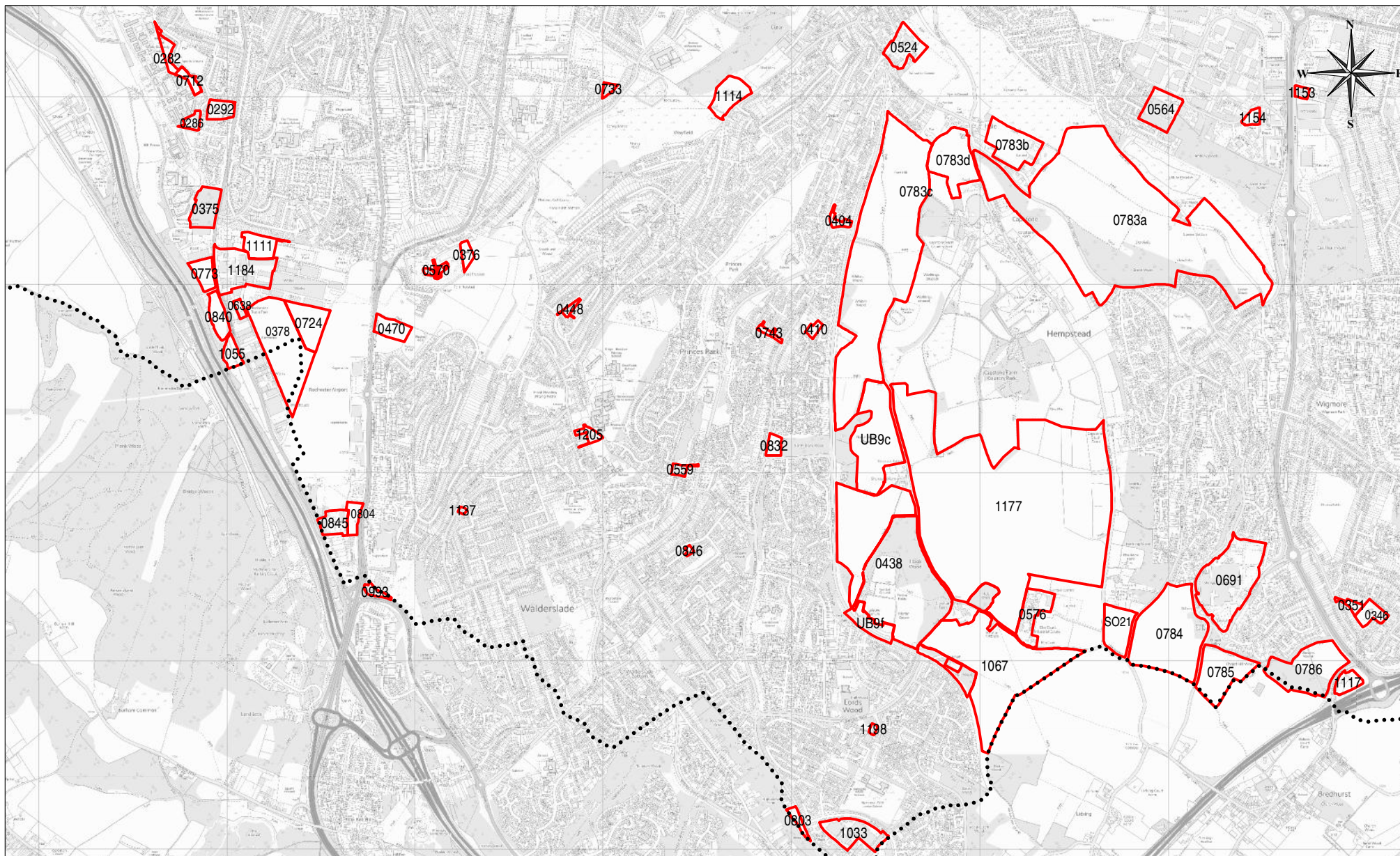
**Map 11**



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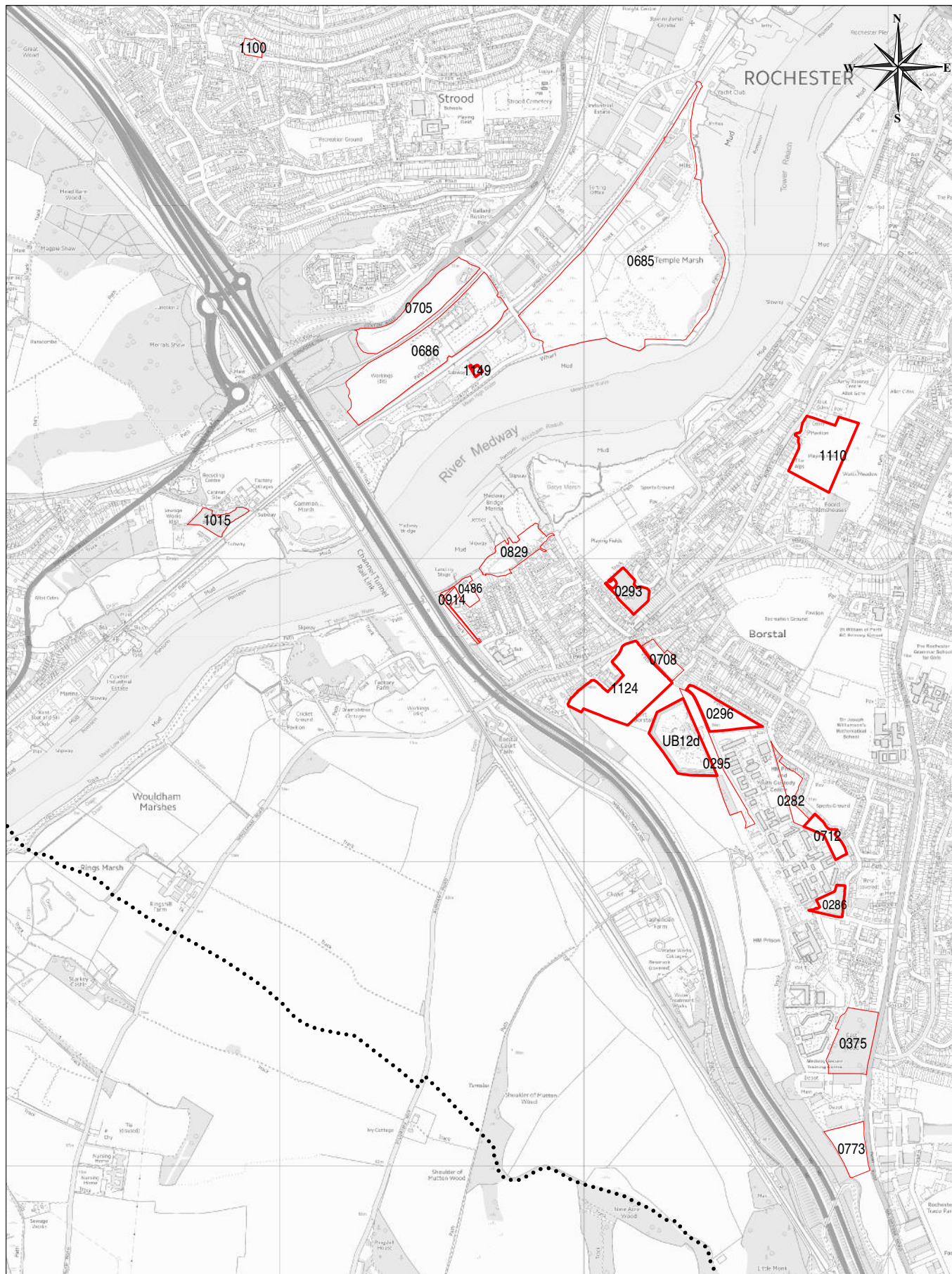
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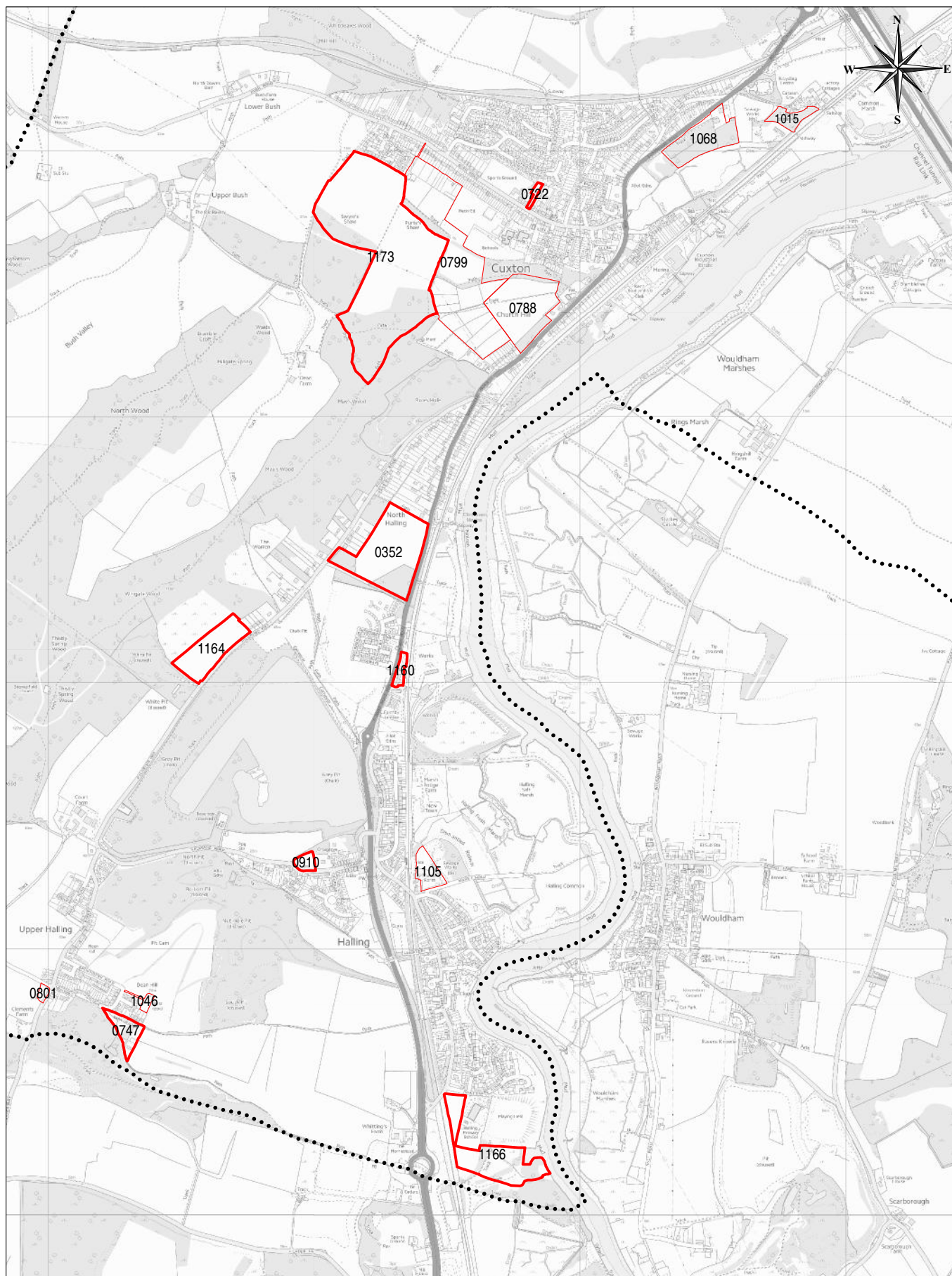
Map 12





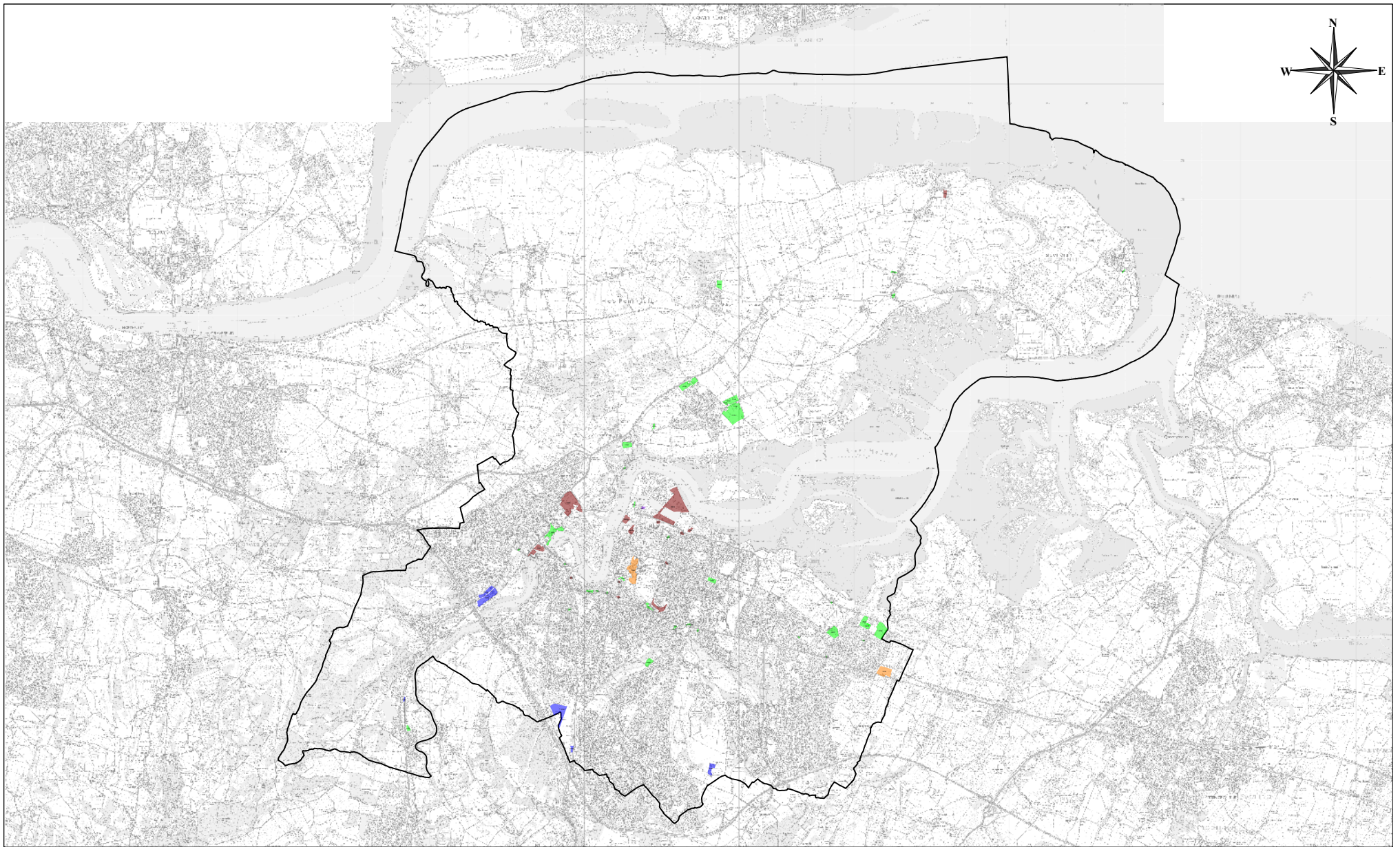
**Map 13**





**Map 14**





## Medway SLAA 2018 - New sites deemed suitable, available & achievable\*

\*Sites without permission as of 31/03/17.  
Sites may have been given permission since this date.

**Housing** ■ **Employment** ■ **Mixed Use** ■ **Retail** ■ **Community Facilities** ■ **Leisure** ■ **Unallocated** ■

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Scale: 1:135000 24/07/18

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