

Housing Delivery Topic Paper

Submission Document

Medway Council

Regulation 22
December 2025

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Appendix: Housing Trajectory

1 Introduction

1.1 Definition and purpose

- 1.1.1 Topic papers set out written material produced by the local planning authority to be submitted with a local plan for examination.
- 1.1.2 The purpose of this Topic Paper is to set out Medway Council's position on the:
 - Local Housing Need;
 - need for a stepped housing requirement;
 - housing supply; and
 - housing trajectory.

1.2 Background

- 1.2.1 The Land Availability Assessment (LAA) identified a supply of sites in Medway which is suitable, available and achievable for housing and economic land up to 2041. The final LAA was published in June 2025, along with other evidence base work.
- 1.2.2 The LAA set out an assessment of 'developable' and 'deliverable' sites. Deliverable sites are available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Developable sites are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 1.2.3 Appendix G of the LAA presented all site allocations in an annual housing trajectory for the plan period.
- 1.2.4 However, some Regulation 19 representations noted that the plan period should be revised, while the housing trajectory did not set out a consolidated list of all sites contributing to the housing requirement.
- 1.2.5 Following the Regulation 19 consultation, and an 'advisory visit' from the Planning Inspectorate, the plan period has been revised from 2026/27-2040/41 to 2025/26-2040/41.
- 1.2.6 This Topic Paper contains an updated housing trajectory in the Appendix.
- 1.2.7 Planning officers have carried out an annual review of the housing trajectory following a survey of permitted development and engagement with planning agents.
- 1.2.8 A stepped housing requirement, based on the 'Liverpool' approach, is proposed to reflect updated lead-in times and build-out rates of housing delivery.
- 1.2.9 It is important to note that Medway Council's housing requirement is to be met fully within the plan period. Medway Council anticipates the need for modifications to the Medway Local Plan 2041 to reflect a stepped housing requirement.

2 Local Housing Need

2.1 Standard Method

- 2.1.1 The National Planning Policy Framework (NPPF) expects strategic policy-making bodies to apply the standard method when assessing local housing need. This method calculates a minimum annual need by starting from the local housing stock baseline and then increasing it to account for local affordability pressures. The figure produced by the standard method represents an unconstrained estimate of homes needed to inform plan-making; it is a minimum housing need indicator, not a fixed housing requirement.
- 2.1.2 Medway's local housing need, derived from the Standard Method, is 1,636 per annum.

2.2 Local Housing Needs Assessment

- 2.2.1 As a key part of the evidence base, the Local Housing Needs Assessment (LHNA) disaggregated Medway's local housing need into the different types of housing the future population will need.
- 2.2.2 The LHNA set out the affordable housing need. The affordable housing need figure is an unconstrained figure set in the current housing market situation. It is not a component of the overall housing need, but is entirely independent, calculated using a different approach and different data sources.
- 2.2.3 The LHNA also set out the needs of specific groups of people, such as older people.
- 2.2.4 The LHNA was published in June 2025, along with other evidence base work.

2.3 Unmet housing need

- 2.3.1 Gravesham Borough Council has maintained a longstanding request for Medway Council to accommodate an estimated unmet housing need of 2,000 homes through responses to consultations and during Duty to Cooperate (DtC) meetings. Medway Council has not received an assessment of land availability from Gravesham Borough Council, therefore two reasonable alternative growth options in the Sustainability Appraisal that included Gravesham's calculation of unmet housing need cannot be justified.
- 2.3.2 In October 2025, Tonbridge & Malling Borough Council wrote to Medway Council and other neighbouring local planning authorities regarding its potential unmet housing need in advance of its Regulation 18 local plan-making stage. Medway Council responded to this request, noting its relatively advanced stage of plan-making along with other factors, Medway Council is unable to accommodate Tonbridge & Malling Borough Council's potential unmet housing need.

- 2.3.3 No other requests to accommodate unmet housing need have been received through responses to consultations or during DtC meetings with other local planning authorities.

3 Stepped Housing Requirement

3.1 Housing requirement

- 3.1.1 The housing requirement is the minimum number of homes a local plan aims to deliver during the plan period. After calculating local housing need, local planning authorities should then estimate how many new homes can be provided in their area, supported by evidence on land availability, development constraints and any other relevant factors.
- 3.1.2 Medway Council's housing requirement is supply-led. In other words, the extent to which Medway can meet its need and potentially contribute towards unmet need arising elsewhere is guided by the LAA, the Sustainability Appraisal and the site selection process. Medway Council has prepared a separate Site Selection Topic Paper.
- 3.1.3 Medway Council's housing requirement reflects local housing need, derived from the Standard Method, which is 1,636 per annum.

3.2 Justification for a stepped housing requirement

- 3.2.1 Medway Council's housing requirement is a significant change compared to recent housing delivery. The 'Medway Authority Monitoring Report 2025' found that 634 net additional dwellings were completed during the period 1 April 2024 to 31 March 2025, i.e. 1,002 fewer than the local housing need. Table 1 shows the net additional dwellings completed during each of the previous five years compared to local housing need, derived from the Standard Method.

Table 1: Net Additional Dwellings, 2021/22 to 2024/25

Year	Completions	Local Housing Need	Deficit
2020/21	1,082	1,586	-504
2021/22	1,102	1,675	-573
2022/23	950	1,667	-717
2023/24	1,300	1,658	-358
2024/25	634	1,636	-1,002

- 3.2.2 Table 1 shows a deficit in net additional dwellings completed during each of the previous five years compared to local housing need, and a downturn in the last year which reflects the national trend.
- 3.2.3 The addition of 'omission sites' would undermine the spatial strategy; such sites would not significantly increase housing supply in the short-term. Therefore, a stepped housing requirement is a pragmatic response to the suppressed housing completions in 2024/25.
- 3.2.4 Meanwhile, the following new information emerged since the Regulation 19 publication stage:

- an annual review of the housing trajectory;
- an ongoing review of the Brownfield Land Register;
- the funding and delivery of highway mitigations;
- the Environment Agency's Regulation 19 representations concerning the need to identify necessary flood defences and their associated funding and delivery; and
- Southern Water's site-specific, initial check of water supply network capacity.

3.2.5 Therefore, it has been necessary to make numerous updates to the housing trajectory. More information is set out at section 5.2.

3.2.6 Paragraph 16b of the NPPF states that plans should be prepared positively, in a way that is aspirational but deliverable. It is important to note that two-thirds of the total yield of allocated sites will be on 12 strategic sites. These 12 strategic sites will each deliver at least 500 homes, but they do not have planning permission. Clearly such sites cannot be relied upon to deliver significant numbers of homes in the early part of a plan period.

3.2.7 A stepped housing requirement is appropriate in such circumstances, in line with Planning Practice Guidance (PPG) Paragraph: 012 Reference ID: 68-021-20190722.

3.2.8 It is important to note that Medway Council's housing requirement is to be met fully within the plan period. Medway Council anticipates the need for modifications to the Medway Local Plan 2041 to reflect a stepped housing requirement.

4 Housing Supply

4.1 Components of housing supply

- 4.1.1 Table 7 of the LAA, published in June 2025, set out all components of housing supply based on a plan period of 2026/27-2040/41.
- 4.1.2 Table 2 below supersedes Table 7 in the LAA.

Table 2: Components of Housing Supply

Component of housing supply	Dwellings
<i>Housing requirement</i>	26,176
Windfall	1,703
Large sites under construction as at March 2025 to be delivered during plan period	2,489
Large sites permitted, but not allocated	238
Small sites permitted (229 less 17% lapse rate)	190
<i>Required yield of allocated sites</i>	21,556
<i>Yield of allocated sites to be delivered during plan period</i>	21,706
<i>Surplus</i>	150

- 4.1.1 Table 2 shows a sufficient housing supply and a surplus.
- 4.1.2 Note that the total windfall allowance is based on the latest:
- 10-year average of small site completions (minus any permitted on appeal);
 - 10-year average of large site completions from conversions; and
 - 10-year average of large site completions from prior notifications.
- The total windfall allowance is 131 dwellings per annum from Year 3, i.e. 2028/29.
- 4.1.3 Note that 'large sites under construction' has been updated to March 2025, which includes year 2025/26.
- 4.1.4 A 17% 'lapse rate', i.e. a 17% decrease of small sites with planning permission to allow for non-delivery, has been applied to small sites only. As part of an annual monitoring process, planning officers discount large sites with planning permission that are unlikely to deliver within the plan period. Therefore, there is no need to apply a lapse rate to large sites. The 17% lapse rate has been informed by the latest 10-year average lapse rate.
- 4.1.5 Table 3 shows the annual distribution of the housing supply. A 20% buffer would ordinarily be applied to the first five years post-adoption due to the last published Housing Delivery Test result; however, this has been applied to the middle part of the plan period and subtracted from the late part of the plan period in the stepped housing requirement.

Table 3: Annual Distribution of Housing Supply

		Housing requirement	Windfalls	Large sites under construction	Large sites permitted, but not allocated	Small sites permitted	Allocated sites	Total supply
Year 0	2025/26	1,636	0	691	0	55	104	850
Year 1	(Anticipated adoption) 2026/27	1,636	0	388	60	85	904	1,437
Year 2	2027/28	1,636	0	442	117	58	1,305	1,922
Year 3	2028/29	1,636	131	387	57	15	1,092	1,682
Year 4	2029/30	1,636	131	243	0	6	1,420	1,800
Year 5	2030/31	1,636	131	100	4	1	1,455	1,691
	<i>Sub-total</i>	<i>8,180</i>	<i>393</i>	<i>1,560</i>	<i>238</i>	<i>165</i>	<i>6,176</i>	<i>8,532</i>
Year 6	2031/32	1,963	131	130	0	0	2,422	2,683
Year 7	2032/33	1,963	131	100	0	0	2,040	2,271
Year 8	2033/34	1,963	131	8	0	0	1,949	2,088
Year 9	2034/35	1,963	131	0	0	0	1,484	1,615
Year 10	2035/36	1,963	131	0	0	0	1,514	1,645
	<i>Sub-total</i>	<i>9,815</i>	<i>655</i>	<i>238</i>	<i>0</i>	<i>0</i>	<i>9,409</i>	<i>10,302</i>
Year 11	2036/37	1,309	131	0	0	0	1,501	1,632
Year 12	2037/38	1,309	131	0	0	0	1,460	1,591
Year 13	2038/39	1,309	131	0	0	0	1,070	1,201
Year 14	2039/40	1,309	131	0	0	0	1,198	1,329
Year 15	2040/41	1,309	131	0	0	9	788	928
	<i>Sub-total</i>	<i>6,545</i>	<i>655</i>	<i>0</i>	<i>0</i>	<i>9</i>	<i>6,017</i>	<i>6,681</i>
	<i>Grand total</i>	<i>26,176</i>	<i>1,703</i>	<i>2,489</i>	<i>238</i>	<i>190 *</i>	<i>21,706</i>	<i>26,326 *</i>

* Less 17% lapse rate

4.1.6 Table 3 confirms a sufficient housing supply in the early, middle and late parts of the plan period.

4.1.7 The annual distribution of housing supply is presented in a stacked column chart in Figure 1.

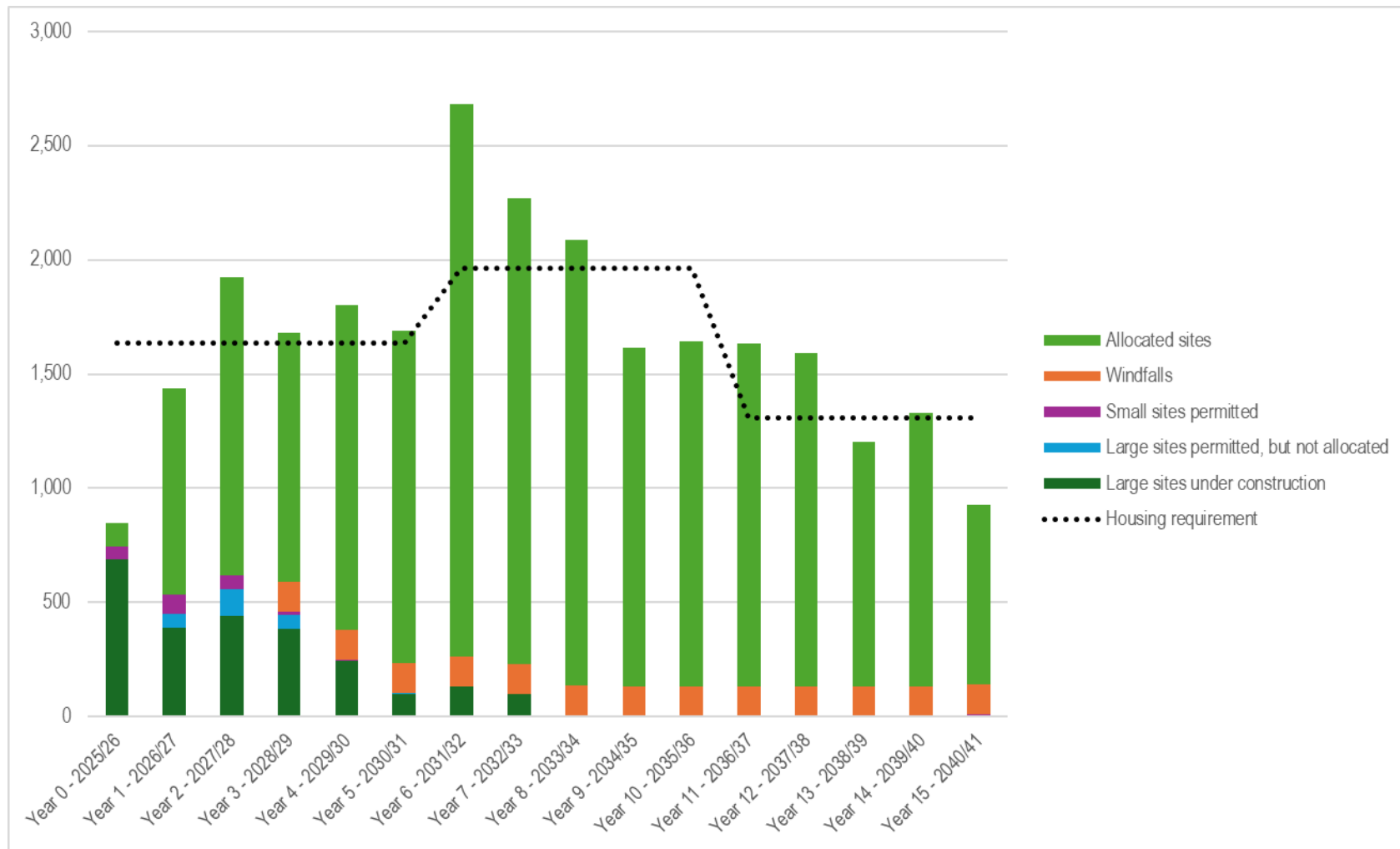


Figure 1: Annual Distribution of Housing Supply – Stacked Column Chart

4.1.1 Figure 1 confirms a sufficient housing supply.

4.2 Brownfield Land Register

- 4.2.1 Brownfield land registers provide up-to-date and consistent information on sites that local planning authorities consider to be appropriate for residential development, having regard to the criteria set out in Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017. Local planning authorities are required to review their registers at least once a year.
- 4.2.2 At the time of writing, planning officers are reviewing Medway Council's Brownfield Land Register. Table 4 shows a list of sites to be assessed in reviewing the Brownfield Land Register.

Table 4: Brownfield Land Register Review – Sites for Assessment

LAA ID	Site Name	Potential Yield
CCB13	Brook Car Park, Chatham	100
CCB18	Vacant site on King Street / The Brook, Chatham	7
CCB22	Car sales and Southern Water Pumping Station on Queen Street / The Brook, Chatham	14
CCB34	Former Bingo Hall, Chatham	83
FP5	Ship Lane, Chatham	15
FP7	Former Lion Brewery, Chatham	27
FP9	Sufferance Wharf, Chatham	30
FP18	B&M Bargains, Chatham	40
FP19	Wickes, Chatham	130
FP23	Former Argos, Chatham	40
RWB10	Car wash site, Corporation Street, Rochester	6
SNF10	Petrol filling station and car sales, Cuxton Road / A2, Strood	32

- 4.2.3 In total, the 12 sites to be assessed in reviewing the Register comprise 524 homes that could be added to the overall supply. Medway Council is actively working on bringing forward some of these sites for development through its regeneration activities. More information about these sites is in the LAA.

4.3 Small and medium sized sites

- 4.3.1 The NPPF recognises that small and medium-sized sites can make a significant contribution to an area's housing supply, are essential for small and medium enterprise housebuilders to deliver new homes and are often developed relatively quickly.
- 4.3.2 The NPPF expects land to accommodate at least 10% of the housing requirement on sites no larger than one hectare. Of all components of housing supply, 2,708 homes on 318 sites of less than one hectare are to be delivered, i.e. 10.3% of the housing requirement.
- 4.3.3 The NPPF supports the sub-division of larger housing sites because smaller housing sites, on average, deliver significantly quicker.

- 4.3.4 A proposal from Small to Medium Enterprise (SME) housebuilders will deliver Rainham Parkside Village – a site allocation – at Bloors Farm and Pump Farm, located to the east and to the west of Pump Lane respectively.
- 4.3.5 Rainham Parkside Village will comprise up to 750 homes and a local centre, including a children's nursery, a primary school, a Community Hub, a Health Hub, a care home and convenience retail floorspace. The design will respond to the rural character of the area, following a Rural Design Code, and utilise the local 'lane' network.
- 4.3.6 Rainham Parkside Village will be parcelled into smaller developments of under 99 homes. Each parcel could come forward independently, resulting in variation in the design of new housing, which will help to avoid market saturation.
- 4.3.7 Further sites are also being brought forward by SME housebuilders on the Hoo Peninsula.

5 Housing Trajectory

5.1 Plan period

- 5.1.1 Following the Regulation 19 consultation, and an 'advisory visit' from the Planning Inspectorate, the plan period has been revised from 2026/27-2040/41 to 2025/26-2040/41.
- 5.1.2 An updated housing trajectory, including all sources of supply, is presented in the Appendix.

5.2 Updates to the housing trajectory

- 5.2.1 The 2024 Lichfields 'Start to Finish' (Third Edition) report provides context, considerations and benchmarks for housing trajectories. However, as noted in the report, every site is different. The relevant PPG states that the advice of planning agents will be important to help determine site-specific lead-in times and build-out rates.
- 5.2.2 Planning officers have carried out an annual review of the housing trajectory following a survey of permitted development and engagement with planning agents. Given the new information that has emerged since the Regulation 19 publication stage noted at paragraph 3.2.4, it has been necessary to make numerous updates to the housing trajectory.
- 5.2.3 As defined in 'Start to Finish', "The overall 'lead-in time' covers stages associated with securing a local plan allocation, going through the 'planning approval period' and 'planning to delivery period', and ending when the first dwelling is completed. The 'build period' commences when the first dwelling is completed, denoting the end of the lead-in time."
- 5.2.4 The anticipated start of the build period for 38 site allocations would take longer, in which 36 site allocations would start after the first five years of the plan period. This is to allow for the timely delivery of necessary highway mitigations, flood defences and potential enhancements to the water supply network.
- 5.2.5 Table 6 of the LAA, published in June 2025, sets out the median indicative build-out rates, expressed as Dwellings Per Annum (DPA) by site size, which were applied in the housing trajectory. Table 5 below sets out the upper quartile indicative build-out rates that have been applied to eight sites in the updated housing trajectory.

Table 5: Upper Quartile Indicative Build-out Rates by Site Size

50-99 dwellings	100-499 dwellings	500-999 dwellings	1,000-1,499 dwellings	1,500-1,999 dwellings	2,000+ dwellings
22 DPA	60 DPA	83 DPA	101 DPA	130 DPA	188 DPA

Source: Figure 4.1 of 2024 Lichfields 'Start to Finish' (Third Edition)¹

- 5.2.6 The timely delivery of necessary infrastructure should stimulate the market to deliver at a higher build-out rate.
- 5.2.7 The updated housing trajectory – including all sources of supply – is presented in the Appendix, with updated sites/rows shown in pink text.

5.3 Five-year housing land supply

- 5.3.1 The five-year housing land supply is measured across the plan period against the specific stepped requirements for the particular five-year period (PPG Paragraph: 017 Reference ID: 68-026-20190722).
- 5.3.2 A 20% buffer would ordinarily be applied to the first five years post-adoption due to the last published Housing Delivery Test result; however, this has been applied to the middle part of the plan period and subtracted from the late part of the plan period in the stepped housing requirement. A stepped housing requirement is a pragmatic response to the suppressed housing completions in 2024/25 and new information emerging since the Regulation 19 publication stage.
- 5.3.3 Table 6 shows the housing land supply for the early, middle and late parts of the plan period.

Table 6: Housing Land Supply for the Early, Middle and Late Parts of the Plan Period

	Housing Requirement	Total Supply	Housing Land Supply
Pre-adoption Year 0	1,636	850	n/a
Early Years 1 to 5	8,180	8,532	5.22
Middle Years 6 to 10 *	9,815	10,302	5.25
Late Years 11 to 15 **	6,545	6,681	5.10

* Including 20% buffer

** Less 1,636 homes

¹ Lichfields (2024). Start to Finish: How quickly do large-scale housing sites deliver? Third Edition – Post 2024 Election and NPPF Consultation 2024. Available from: <https://lichfields.uk/content/insights/start-to-finish-3> [Accessed 7 June 2025]

- 5.3.4 Table 6 confirms a sufficient housing land supply in the early, middle and late parts of the plan period.

5.4 Deliverable sites

- 5.4.1 'Deliverable' sites are available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 5.4.2 300 sites are wholly deliverable, i.e. they would have been completed by 2030/31.
- 5.4.3 An additional 23 sites would start delivering by 2030/31.

5.5 Developable sites

- 5.5.1 'Developable' sites are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 5.5.2 60 sites are developable, i.e. they would start delivering from 2031/32.

5.6 Post-plan period

- 5.6.1 The following sites are expected to continue to be under construction after 2040/41 due to their lead-in time, build-out rate and scale:
- GN15 - Gillingham Waterfront (90 homes post-plan period)
 - HHH22 & HHH31 - Land either side of Roper's Lane, Hoo St Werburgh, Rochester (1,320 homes post-plan period)
 - LW8 - Mill Fields (330 homes post-plan period)
 - SMI6 - Chatham Docks (800 homes post-plan period)
 - SR53 - Frindsbury Peninsula (1,803 homes post-plan period)
- 5.6.2 In total, 4,343 homes are expected to be delivered after 2040/41. The Medway Local Plan 2041 provides a basis for planning into the 2040s through subsequent plan-making in new local government geographies.

Appendix

Housing Trajectory

LAA ID	Site Name	Supply	Sources	Authority Monitoring Report Ref	Planning Application(s) Ref	Status at 31/3/25	Gross Site Area PDL (Ha)	Ward	Geography	Reg 18 (2024) Preferred	First Year Site Identified	Build-out Source	2025/26 Year 0	2026/27 Year 1	2027/28 Year 2	2028/29 Year 3	2029/30 Year 4	2030/31 Year 5	Years 1-5	Years 1-5 %	2031/32 Year 6	2032/33 Year 7	2033/34 Year 8	2034/35 Year 9	2035/36 Year 10	Years 6-10	Years 6-10 %	2036/37 Year 11	2037/38 Year 12	2038/39 Year 13	2039/40 Year 14	2040/41 Year 15	Years 11+	Years 11+ %	Total Plan Period	Total Scheme	
SM16 part (in addition to further units allocated)	Land at Chatham Docks Pier Road Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC366	MC112756, MC171918, MC180997, MC212610	Under construction	14.66	Yes	Gillingham North	n/a	2013	AMR	0	0	171	150	0	0	321	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	321	321
SR7 part (in addition to permission)	Land off Town Road Cliffe Woods	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC459	MC211287	Under construction	10.90	No	Strood Rural	n/a	2021	AMR	42	45	30	0	0	0	75	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117	117	
	3 Upper Luton Road Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC209	MC172534, MC142912	Under construction	0.47	Yes	Luton	n/a	2009	AMR	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
	Chatham Waterfront adjacent to Bus Station Medway Street Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC348	MC211895	Under construction	1.27	Yes	Fort Pitt	n/a	2011	AMR	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	85	
	51 Cuxton Road Strood	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC354	MC151014	Under construction	0.06	Yes	Cuxton, Halling and Riverside	n/a	2014	AMR	0	6	0	0	0	0	6	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	
	Port Werburgh Vicarage Lane Hoo	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC405	MC133340	Under construction	2.22	Yes	Ho St Werburgh and High Halstow	n/a	2015	AMR	6	6	6	6	0	0	18	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	
	33 Former Kitchener Barracks Dock Road Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC408	MC150081, MC171392, MC210412	Under construction	4.77	Yes	Chatham Central and Brompton	n/a	2016	AMR	64	87	0	0	0	0	87	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	151	151	
	Land at Otterham Quay Lane Rainham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC413	MC182328	Under construction	10.75	No	Rainham North	n/a	2017	AMR	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	
	The Fox 124 Ordinance Terrace Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC436	MC160654	Under construction	0.07	Yes	Fort Pitt	n/a	2017	AMR	0	10	0	0	0	0	10	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	
	259-261 High Street ROCHESTER	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC444	MC232514	Under construction	0.13	Yes	Rochester West and Bostal	n/a	2017	AMR	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	
	94-100 High Street Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC450	MC161847	Under construction	0.08	Yes	Fort Pitt	n/a	2017	AMR	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16		
SNF43	Land north of Commissioners Road Strood	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC452	MC201867	Under construction	3.90	No	Strood North and Frindsbury	n/a	2017	AMR	0	0	0	45	78	0	123	100	0	0	0	0	0	0	0	0	0	0	0	0	0	123	123		
	149-151 High Street CHATHAM	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC479	MC172826	Under construction	0.10	Yes	Chatham Central and Brompton	n/a	2018	AMR	0	9	0	0	0	0	9	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
CCB9	21-23 New Road CHATHAM	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC496	MC180715	Under construction	0.09	Yes	Chatham Central and Brompton	n/a	2019	AMR	0	0	0	0	32	0	32	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32	
	Pulman House 90 Corporation Street ROCHESTER	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC502	MC182309	Under construction	0.21	Yes	Rochester West and Bostal	n/a	2019	AMR	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	64	
	Former Timber Merchants and land behind 13-15 Borough Road Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC506	MC201193	Under construction	0.21	Yes	Gillingham South	n/a	1997	AMR	6	2	0	0	0	0	2	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
	Aithallows Golf Course Avery Way Aithallows	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC530	MC180288	Under construction	6.36	No	All Saints	n/a	2019	AMR	0	8	8	10	10	10	46	73	10	7	0	0	0	17	27	0	0	0	0	0	0	0	63	63	
	R/O 30-40 High Street Britton Farm Car Park Jeffery Street Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC531	MC190008	Under construction	0.16	Yes	Gillingham South	n/a	2019	AMR	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	44		
	249 London Road Rainham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC532	MC191964, MC203159	Under construction	0.12	Yes	Rainham South West	n/a	2020	AMR	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
	The former Dog and Bone 21 Jeffery Street Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC537	MC182448	Under construction	0.15	Yes	Gillingham South	n/a	2020	AMR	0	24	0	0	0	0	24	100	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24		
	Shipwrights Arms 44-45 Hills Terrace Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC540	MC191336	Under construction	0.03	Yes	Fort Pitt	n/a	2010	AMR	0	5	0	0	0	0	5	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
	4a Luton Road Luton	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC545	MC181666	Under construction	0.02	Yes	Luton	n/a	2018	AMR	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
	Land rear of British Pilot Hotel Avery Way Aithallows	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC551	MC190007, MC220015, MC210921	Under construction	0.34	No	All Saints	n/a	2020	AMR	0	1	0	0	0	0	1	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	6	
	33 Richard Street CHATHAM	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC553	MC191074	Under construction	0.02	Yes	Chatham Central and Brompton	n/a	2007	AMR	0	0	5	4	0	0	9	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
RN18	76 Station Road Rainham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC558	MC190296, MC141930	Under construction	0.06	Yes	Rainham North	n/a	2020	AMR	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
SW1	Garage Site Rear of 23-29 Seagull Road Strood	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC577	MC201192	Under construction	0.17	Yes	Strood West	n/a	2021	AMR	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	
RN27	Wooleys Orchard Land south of Lower Rainham Road Rainham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC587	MC221474	Under construction	9.22	No	Rainham North	n/a	2021	AMR	35	45	50	50	9	0	154	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189	189	
	St Bartholomews Hospital New Road Rochester	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC597	MC192709	Under construction	1.17	Yes	Fort Pitt	n/a	2021	AMR	0	0	69	0	0	0	69	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	69	
LW3	Hallwood House Kestrel Road Lordswood	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC600	MC200221	Under construction	0.27	Yes	Lordswood and Walderslade	n/a	2021	AMR	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	
HHH4	Holly Lodge & Tudor Lodge Chattenden Lane Chattenden	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC602	MC201471	Under construction	0.81	Yes	Ho St Werburgh and High Halstow	n/a	2021	AMR	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
GS33	97- 111 Rainham Road Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC603	MC231854	Under construction	0.24	Yes	Gillingham South	n/a	2021	AMR	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	
RWB15	St Clements House Corporation Street Rochester	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC605	MC200932	Under construction	0.27	Yes	Rochester West and Bostal	n/a	2021	AMR	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23	
GS30	Doctors Surgery 19 Railway Street Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC622	MC213111	Under construction	0.04	Yes	Gillingham South	n/a	2022	AMR	0	5	0	0	0	0	5	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
GS6	60-64 Canterbury Street GILLINGHAM	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC626	MC211035, MC211017	Under construction	0.02	Yes	Gillingham South	n/a	2022	AMR	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
CCB43	Waterside Court Maritime Way Chatham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC649	MC241553, MC242598	Under construction	1.30	Yes	Chatham Central and Brompton	n/a	2023	AMR	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	73	
GS31	Pear Tree House 68 West Street Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC678	MC230387, MC232683, MC241071	Under construction	0.11	Yes	Gillingham South	n/a	2024	AMR	0	19	0	0	0	0	19	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	
	Ambulance Station Star Mill Lane Darland	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC698	MC232814	Under construction	0.26	Yes	Walling	n/a	2025	AMR	0	14	0	0	0	0	14	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	
	187 Rock Avenue	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC701	MC221179, MC230513, MC241261	Under construction	0.35	Yes	Gillingham South	n/a	2020	AMR	6	1	0	0	0	0	1	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
	Rochester Riverside Corporation Street Rochester	Large sites under construction as at March 2025 to be delivered during plan period	AMR	ME293	MC241824, MC110400, MC172333, MC213485, MC211530	Under construction	34.68	Yes	Rochester West and Bostal	n/a	1997	AMR	67	77	103	122	114	90	506	64	120	93	8	0	0	221	28	0	0	0	0	0	0	0	794	794	
	Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood	Large sites under construction as at March 2025 to be delivered during plan period	AMR	ME413	MC160600, MC174034, MC212588, MC20090417	Under construction	70.48	Yes	Cuxton, Halling and Riverside	n/a	1999	AMR	30	24	0	0	0	0	24	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	310	
	78 John Street ROCHESTER	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC474	MC174128	Under construction	0.03	Yes	Rochester East and Warren Wood	n/a	2018	AMR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
	224-228 Nelson Road Gillingham	Large sites under construction as at March 2025 to be delivered during plan period	AMR	MC533	MC161505	Under construction	0.06	Yes	Gillingham South	n/a	2011	AMR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	9-11 The Brook Chatham	Large sites under construction as at March 2025 to be																																			

LAA ID	Site Name	Supply	Sources	Authority Monitoring Report Ref	Planning Application(s) Ref	Status at 31/3/25	Gross Site Area PDL (Ha)	Ward	Geography	Reg 18 (2024) Preferred	First Year Site Identified	Build-out Source	2025/26 Year 0	2026/27 Year 1	2027/28 Year 2	2028/29 Year 3	2029/30 Year 4	2030/31 Year 5	Years 1-5	Years 1-5 %	2031/32 Year 6	2032/33 Year 7	2033/34 Year 8	2034/35 Year 9	2035/36 Year 10	Years 6-10	Years 6-10 %	2036/37 Year 11	2037/38 Year 12	2038/39 Year 13	2039/40 Year 14	2040/41 Year 15	Years 11+	Years 11+ %	Total Plan Period	Total Scheme		
CHRI SR3	MCL Ltd Grove Road Upper Halling	Large site permitted but not allocated	AMR	MC524	MC222915	Not started	0.40 Yes	Cuxton, Haling and Riverside	n/a	n/a	2024	AMR	0	8	0	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8		
	Stone House Farm Dillywood Lane Wainscott	Large site permitted but not allocated	AMR	MC641	MC210608	Not started	0.61 No	Strood Rural	n/a	n/a	2023	AMR	0	5	0	0	0	0	5	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5		
	31-35 Balmoral Road GILLINGHAM	Large site permitted but not allocated	AMR	MC648	MC220997, MC203029, MC210592	Not started	0.04 Yes	Gillingham South	n/a	n/a	2021	Gillingham South	0	0	0	0	0	0	4	4	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
	23 Railway Street Chatham	Large site permitted but not allocated	AMR	MC665	MC241048	Not started	0.01 Yes	Chatham Central and Brompton	n/a	n/a	2024	AMR	0	0	7	0	0	0	7	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
GS16	Rendina 421 Walderslade Road Walderslade	Large site permitted but not allocated	AMR	MC668	MC221863	Not started	0.12 Yes	Lordswood and Walderslade	n/a	n/a	2024	AMR	0	0	17	0	0	0	17	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	
	Riverview Lodge Guest House 88 Borsdal Road Rochester	Large site permitted but not allocated	AMR	MC671	MC230156, MC231958	Not started	0.07 Yes	Rochester West and Borsdal	n/a	n/a	2024	AMR	0	8	0	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
	120-122 High Street GILLINGHAM	Large site permitted but not allocated	AMR	MC676	MC241839	Not started	0.18 No	Gillingham South	n/a	n/a	2024	AMR	0	0	24	0	0	0	24	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	
	Land at Middle Stoke Adjacent to 1 & 2 Jubilee Cottages Grain Road Middle Stoke	Large site permitted but not allocated	AMR	MC677	MC230106	Not started	0.85 No	All Saints	n/a	n/a	2024	AMR	0	0	7	0	0	0	7	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
GS29	Land at 1-3 Connaught Road Gillingham	Large site permitted but not allocated	AMR	MC679	MC231381	Not started	0.06 Yes	Gillingham South	n/a	n/a	2024	AMR	0	0	8	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
	Wybournes Farm Wybournes Lane High Halstow	Large site permitted but not allocated	AMR	MC680	MC232363	Not started	0.07 No	Ho St Werburgh and High Halstow	n/a	n/a	2024	AMR	0	0	5	0	0	0	5	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
	Durland House 160 High Street Rainham	Large site permitted but not allocated	AMR	MC681	MC222814, MC213640	Not started	0.09 Yes	Rainham South West	n/a	n/a	2022	AMR	0	9	0	0	0	0	9	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
	25a Frindsbury Road Frindsbury	Large site permitted but not allocated	AMR	MC693	MC201318	Under construction	0.01 Yes	Strood North and Frindsbury	n/a	n/a	2021	AMR	0	4	0	0	0	0	4	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
RN17 (in addition to 33 units allocated)	Land off 143 Berengrave Lane Rainham	Large site permitted but not allocated	AMR	MC673	MC221339	Under construction	0.43 No	Rainham North	n/a	n/a	2023	AMR	0	8	0	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
W12	Lloyds Banking Group City Office Unit 037 Bailey Drive GILLINGHAM	Large site permitted but not allocated	AMR	MC634	MC212101	Not started	0.68 Yes	Walling	n/a	n/a	2023	AMR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	44
CCB38	346a High Street CHATHAM	Large site permitted but not allocated	AMR	MC519	MC220491, MC183670, MC193258, MC183299	Not started	0.07 Yes	Chatham Central and Brompton	n/a	n/a	2019	AMR	0	0	8	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8
	Land rear of Green Lion 104 High Street Rainham	Large site permitted but not allocated	AMR	MC657	MC221824	Not started	0.14 Yes	Rainham South West	n/a	n/a	2025	AMR	0	0	6	0	0	0	6	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	
	Land rear of 18-24 City Way Rochester	Large site permitted but not allocated	AMR	MC670	MC230038	Not started	0.05 Yes	Rochester East and Warren Wood	n/a	n/a	2025	AMR	0	0	8	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
	79 High Street Chatham	Large site permitted but not allocated	AMR	MC683	MC240830	Not started	0.02 Yes	Fort Pitt	n/a	n/a	2025	AMR	0	0	7	0	0	0	7	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	
	Court Lodge Lower Rochester Road Wainscott	Large site permitted but not allocated	AMR	MC684	MC231835	Not started	0.37 Yes	Strood Rural	n/a	n/a	2025	AMR	0	0	8	0	0	0	8	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
	14 Brompton Farm Road Strood	Large site permitted but not allocated	AMR	MC685	MC232421	Not started	0.35 Yes	Strood North and Frindsbury	n/a	n/a	2025	AMR	0	0	0	5	0	0	5	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
	30 Bryant Street Chatham	Large site permitted but not allocated	AMR	MC686	MC232779	Not started	0.05 Yes	Chatham Central and Brompton	n/a	n/a	2025	AMR	0	0	0	24	0	0	24	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24
	Monorcroft Capstone Road Lordswood	Large site permitted but not allocated	AMR	MC692	MC241603	Not started	2.60 Yes	Hempstead and Wigmore	n/a	n/a	2024	AMR	0	0	5	0	0	0	5	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
	Brethrens Meeting Hall Canterbury Lane Rainham	Large site permitted but not allocated	AMR	MC694	MC230389	Not started	0.70 Yes	Rainham North	n/a	n/a	2025	AMR	0	0	0	22	0	0	22	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	
	Aburound House Woodlands Road Gillingham	Large site permitted but not allocated	AMR	MC696	MC230161	Not started	0.24 Yes	Twydall	n/a	n/a	2025	AMR	0	18	0	0	0	0	18	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	
	63 Woodlands Road GILLINGHAM	Large site permitted but not allocated	AMR	MC697	MC232793	Not started	0.04 Yes	Walling	n/a	n/a	2025	AMR	0	0	7	0	0	0	7	100	0	0	0	0	0	0	0											

LAA ID	Site Name	Supply	Sources	Authority Monitoring Report Ref	Planning Application(s) Ref	Status at 31/3/25	Gross Site Area PDL (Ha)	Ward	Geography	Reg 18 (2024) Preferred	First Year Site Identified	Build-out Source	2025/26 Year 0	2026/27 Year 1	2027/28 Year 2	2028/29 Year 3	2029/30 Year 4	2030/31 Year 5	Years 1-5	Years 1-5 %	2031/32 Year 6	2032/33 Year 7	2033/34 Year 8	2034/35 Year 9	2035/36 Year 10	Years 6-10	Years 6-10 %	2036/37 Year 11	2037/38 Year 12	2038/39 Year 13	2039/40 Year 14	2040/41 Year 15	Years 11+	Years 11+ %	Total Plan Period	Total Scheme								
	64 Saxton Street Gillingham	Small site permitted	AMR	SMC3014	MC241568	Not started	0.01 Yes	Gillingham South	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1							
	Adjacent to 2 Setlington Avenue Chatham	Small site permitted	AMR	SMC3015	MC240573	Not started	0.24 Yes	Luton	n/a	n/a	2025	AMR	0	0	0	1	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1						
	45 Georgian Way Wigmores	Small site permitted	AMR	SMC3016	MC240591	Not started	0.04 No	Hempstead and Wigmores	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1						
	Wybournes Farm Wybournes Lane High Halstow	Small site permitted	AMR	SMC3019	MC241925	Not started	0.02 No	Hoo St Werburgh and High Halstow	n/a	n/a	2025	AMR	0	0	2	0	0	0	2	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2						
	1 Smarden Walk Rainham	Small site permitted	AMR	SMC3024	MC241291	Not started	0.03 Yes	Rainham North	n/a	n/a	2025	AMR	0	0	-1	0	0	0	-1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1						
	3 Scotts Cottages Moor Street Rainham	Small site permitted	AMR	SMC3025	MC240283	Not started	0.01 Yes	Rainham South East	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1						
	46 Nares Road Parkwood	Small site permitted	AMR	SMC3026	MC241351	Not started	0.02 No	Rainham South East	n/a	n/a	2020	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1						
	The Green Lion 104 High Street Rainham	Small site permitted	AMR	SMC3027	MC241971	Not started	0.05 Yes	Rainham South West	n/a	n/a	2025	AMR	0	0	2	0	0	0	2	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2						
	Land adjacent to The Stables Edinburgh Road Luton	Small site permitted	AMR	SMC3028	MC242611	Not started	0.02 Yes	Luton	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1						
	106 Shakespeare Road Gillingham	Small site permitted	AMR	SMC3029	MC242592	Not started	0.01 Yes	Gillingham South	n/a	n/a	2025	AMR	0	0	-1	0	0	0	-1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1						
	88 Watling Street GILLINGHAM	Small site permitted	AMR	SMC3031	MC240931	Not started	0.02 Yes	Watling	n/a	n/a	2025	AMR	0	0	0	1	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
	4 Gordon Road Gillingham	Small site permitted	AMR	SMC3032	MC241386	Not started	0.02 Yes	Watling	n/a	n/a	2025	AMR	0	0	-1	0	0	0	-1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1						
	46 Woodlands Road Gillingham	Small site permitted	AMR	SMC3034	MC242586	Not started	0.06 Yes	Watling	n/a	n/a	2025	AMR	0	0	2	0	0	0	2	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2					
	289 Eden Avenue Chatham	Small site permitted	AMR	SMC3035	MC241354	Not started	0.04 Yes	Wayfield and Weeds Wood	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
	Rear of 172-176 Maidstone Road Chatham	Small site permitted	AMR	SMC3037	MC201070	Not started	0.06 No	Fort Pitt	n/a	n/a	2021	AMR	0	0	2	0	0	0	2	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2					
	22 New Road Chatham	Small site permitted	AMR	SMC3038	MC242557	Not started	0.02 Yes	Fort Pitt	n/a	n/a	2025	AMR	0	0	3	0	0	0	3	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3					
	1 Cecil Road Rochester	Small site permitted	AMR	SMC3039	MC242462	Not started	0.01 Yes	Rochester East and Warren Wood	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
	196 Gillingham Road Gillingham	Small site permitted	AMR	SMC3041	MC250069	Not started	0.01 Yes	Gillingham South	n/a	n/a	2025	AMR	0	0	0	1	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
	159 Canterbury Street Gillingham	Small site permitted	AMR	SMC3042	MC250131	Not started	0.01 Yes	Gillingham South	n/a	n/a	2025	AMR	0	0	0	1	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
	110B Luton Road Luton	Small site permitted	AMR	SMC3043	MC240018	Not started	0.01 Yes	Luton	n/a	n/a	2025	AMR	0	0	1	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
													55	85	58	15	6	1	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	229