



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Mid-Kent College,
Chatham, Kent

Client

Countryside Properties

Location

Maidstone Road, Chatham, Kent

Services Provided

Planning

Date of Completion

Ongoing

Key Issues

Dwelling numbers and inclusion of flats with impact of development on open land to east and south

Facilitating re-provision of a higher education facility

Viability of affordable housing provision and contributions for education and open space

Traffic Generation

Noise from private airfield in vicinity

Effect of development on Scheduled Ancient Monument

Ecology



Cgms is advising Countryside Properties on the redevelopment of a 8.17 hectares brownfield site on the outskirts of the built up area of Chatham which was, occupied, until the summer of 2009, by part of the Mid Kent College higher education facility.

Development of this site is important to Medway Council by enabling re-provision of the College to a new £76 million campus plus public open space on the borders of Chatham and Gillingham.



Medway Council has resolved to grant outline planning permission for residential development together with elements of retail, office and community uses, subject to a Section 106 agreement requiring, inter alia, 25% affordable housing plus contributions in respect of education and public open space. Due to the prevailing economic situation development of the site will not be viable as a result of these requirements and a formal request has been made for

revised Heads of Terms for the Section 106 agreement to modify the quantum of affordable housing, delete the education contribution and reduce the open space contribution. Negotiations have been in progress since the middle of 2008 and it is anticipated that this matter will be determined by Committee during the autumn of 2009.

In the meantime, to expedite matters so as to secure the commencement of development at the earliest opportunity, a 'hybrid' planning application has been submitted in outline form for up to 450 dwellings with A1, B1 and D1 community uses, public open space and off-site highway works with detailed approval being sought in respect of the first phase of 76 dwellings and the access road.

As the site adjoins one of the Medway Towns Napoleonic forts built for the protection of the Chatham Naval Base, but not brought into active use and now a Scheduled Ancient, Cgms Archaeology was involved in discussions with English Heritage who have raised no objection to the development.

The site is also of importance in being able to make a contribution to meeting the strategic housing requirement for the Medway Towns.

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