

**Medway Strategic Land Availability Assessment
Site Assessment Proforma
November 2015**

**Volume 2:
Sites 1 -298**

Volume 2


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Site	
Reference	0001
Address	Recreation Ground, Pottery Road, Hoo St Werburgh
Description	A large rectangular site, predominantly laid to grass as amenity open space, also including a children's' play area and village hall along the Pottery Road frontage, and a MUGA behind. The village hall is approximately two-storey in height, with a curved roof and car parking to front. Land levels slope down, broadly north to south. There is tree and scrub planting to most of the site edges. The area is generally residential, with properties backing on to three sides of the site.
Size (ha)	2.37
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	69	
Employment (m ²)	Office	23,655
	Industrial	9,465
	Storage	9,465
Main Town Centre Uses (m ²)		
Other uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has moderate access to public transport opportunities	
Highway Network Capacity	Access to the strategic highway network (M2/A2) is via the Four Elms Roundabout	

Suitability - General		
	<p>and A289. Whilst there are currently some capacity issues experienced at this junction, upgrades are planned and are expected to go some way towards resolving these constraints.</p> <p>Detailed assessment of the implications of development for the Four Elms Roundabout is likely to be required to inform the local plan and development management process. Assessment of M2 Junction 1 may also be required.</p> <p>Access around the Medway urban distributor network is likely to be constrained by a number of identified congestion hotspots including Medway Tunnel in particular.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving access to the urban distributor network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund infrastructure upgrades necessary to address capacity constraints.</p>	
Site Access	The site is situated on Pottery Road, provided suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before</p>	

Suitability - General		
	development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	The site is free from known development abnormals.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Greenspace and Play Areas.</p> <p>The 2012 PPG17 study indicates whilst there is a surplus of Amenity Greenspace in the Strood sub-area, there is a shortage of Play Areas.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0003
Address	89 Ingram Road, Gillingham
Description	Flat site comprising one and two storey buildings along both sides of site, currently in commercial use. Hard standing between buildings, no noticeable vegetation. Bounded predominantly by rear gardens of neighbouring residential properties.
Size (ha)	0.16
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	1,610
	Industrial	645
	Storage	645
Main Town Centre Uses (m ²)		
Other uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing vehicular access from Church Road.	

Suitability - General		
Ecological Potential	<p>The site is in active commercial use in the main urban area and is unlikely to have significant ecological value. However, an ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is previously developed land and is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the local landscape.</p>	
Heritage	<p>Site is immediately adjacent to the Gillingham Green Conservation Area and is in close proximity to the Grade II* listed Church of St Mary Magdalen and Grade II listed chest tomb(s), and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected. It may be possible to mitigate any</p>	


Suitability - General		
	detrimental impacts through a sensitive approach to the design.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Given current and previous uses on site, contamination is suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is previously developed land within the built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated Open Space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	The site is in active employment use, but is not specifically designated or protected for this purpose.	
Overall	Whilst the site is subject to some potential constraints to residential development, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development, although there have been planning applications (most recently 2013) for residential conversion of part of the site.		

Site	
Reference	0008
Address	Tangmere Close, Gillingham
Description	A large, predominantly level site consisting of (to the west) a large, L-shaped allotment site and (to the east) two open fields laid out as playing pitches and training grounds used by Gillingham Football Club. A small car park and a building in use as a motorbike training facility are accessed via Grange Road at the far east of the site. The site is bordered by residential development to the north and west, a railway line to the south, and Yokosuka Way (a dual carriageway) to the east. The playing pitches are bounded by hedges, the allotments by low-level, open link fencing.
Size (ha)	12.47
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	299	
Employment (m ²)	Office	124,675
	Industrial	9,465
	Storage	9,465
Main Town Centre Uses (m ²)		
Other Uses	Sports or community facilities, subject to loss of open space being justified.	

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to public transport opportunities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network	Access to the strategic highway network	

Suitability - General		
Capacity	<p>(M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Grange Road or Yokosuka Way, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	The site is free from known development abnormalities.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space Football Pitches and Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency in both types of these open spaces in the Gillingham sub-area.</p> <p>The site also includes allotments, and we are not aware of any surplus of these in the area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

The site is not being actively promoted for development.	
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Site	
Reference	0009
Address	Cornwallis Avenue (Gillingham Cemetery Extension)
Description	Large open field, laid to grass. Used for recreational purposes as playing pitches (informal, no markings) and occasional boot fairs. Land levels slope gently down to the north. Boundaries formed of open mesh fencing with some tree planting. Bounded by roads to the south and east (including the Yokosuka Way dual carriageway), the railway line to the north and Gillingham cemetery to the west.
Size (ha)	3.35
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	181	
Employment (m ²)	Office	33,535
	Industrial	13,415
	Storage	13,415
Main Town Centre Uses (m ²)		
Other uses	Cemetery	

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing vehicular access from Cornwallis Avenue.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	


Suitability - General		
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the local landscape.	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is possible on site due to previous uses, but remediation is considered to be deliverable	
Site Developability	The site is free from known development abnormalities.	
Agricultural Land	Site is within built up area and is not agricultural land.	
Open Space	Site is designated for extension to adjacent cemetery. 2012 PPG17 Study highlights that this site is being considered to meet expected future demands.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Development would be unlikely to have an impact on residential amenity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed residential and commercial.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Landowner is Medway Council. Landowner is unwilling to develop the site (retain for extension to cemetery).		

Site	
Reference	0010
Address	Hillyfields, Gillingham
Description	Irregularly shaped site in use as a public park incorporating informal open space and a heavily vegetated/treed bank to the west. There are significant land level changes across parts of the site and the immediate surrounding area. The site is bounded by school grounds, further open space, a railway line to the west, and residential properties to the north.
Size	1.53
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	82	
Employment (m ²)	Office	15,255
	Industrial	6,100
	Storage	6,100
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Parr Avenue, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated</p>	

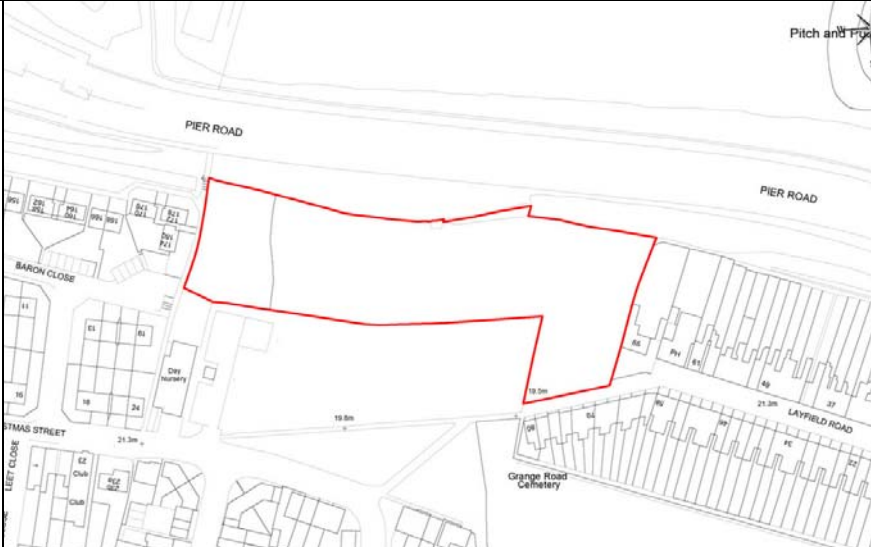
Suitability - General		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon locally valued landscapes.	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Parks and Gardens. The 2012 PPG17 study indicates there is a deficiency in this type of open space in the Gillingham sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	The site is located in residential area with few other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0011
Address	Land between Pier Road & Layfield Road, Gillingham.
Description	Undeveloped and overgrown site. Northern half of site slopes steeply down towards Pier Road on the northern boundary. 2/3 storey properties to east and west, and a recent development to the north with associated open space abutting the site boundary. Forms part of a chain of open spaces providing setting to St Mary Magdalen Church and visual relief to the built up area of Gillingham
Size	0.66
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	28 dwellings over whole site. Call for sites submission suggested development of part of site only, giving a capacity of 8 dwellings.	
Employment (m ²)	Office	6,645/1,995
	Industrial	2,660/800
	Storage	2,660/800
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to public transport opportunities	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the	

Suitability - General		
	traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Layfield Road, which is directly adjacent to the site.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	Site is within the built up area. Development is unlikely to have a detrimental impact upon the local landscape.	
Heritage	<p>Site is within Gillingham Green conservation area, and is in close proximity to Grade II* Listed St Mary Magdalen Church. Development may impact upon these designated heritage assets, and it is noted that the importance of the open site in forming part of the setting for the Church has been cited in previous appeal decisions and Local Plan Inquiries.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected. Subject to this and to sensitive design, there may be potential for development of part of the site without harming the designated heritage assets, including their setting.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	The site gradients may be a constraint upon the developability of parts of the site potentially reducing the capacity of the site.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is not currently used or designated as public open space, but has been subject to a long-standing allocation for future provision.</p> <p>It may be possible to release some or all of the site from this designation. Further investigation is required.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for	


	commercial uses.	
Amenity	Site is in a residential area with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is being actively promoted for development.	
SLAA submission has been received for the site.	

Site	
Reference	0012
Address	Hillyfields, Gillingham
Description	Large area of public open space, predominantly laid to grass with playing pitch(es), footpaths and some planting to edges. There is a large central plateau with significant land slopes to the site edges and beyond. Although in a residential area, the site has limited interface with individual properties, being largely bounded by school grounds and further open space.
Size (ha)	2.20
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	119	
Employment (m ²)	Office	22,030
	Industrial	8,810
	Storage	8,810
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> • A2 • Medway Tunnel 	

Suitability - General		
	<ul style="list-style-type: none"> A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	The site is situated on Parr Avenue, providing suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a</p>	

Suitability - General		
	detrimental impact upon locally valued landscapes.	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development abnormalities.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Parks and Gardens.</p> <p>The 2012 PPG17 study indicates there is a deficiency in this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent amenity/overlooking impacts.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Site is located within a residential area with no commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0014
Address	Playground, Parr Avenue, Gillingham
Description	Children's play area associated with the larger Hillyfields open space adjacent. Land levels rise steeply at the rear of the site. Includes some tree planting. Fronts Parr Avenue, residential properties adjacent.
Size	0.46
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	19	
Employment (m ²)	Office	4,640
	Industrial	1,855
	Storage	1,855
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site is situated on Parr Avenue and also has a boundary with Knight Avenue, providing suitable vehicular access.	
Ecological Potential	An ecological survey of the site has not	


Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site has some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as a play area.</p> <p>The 2012 PPG17 study indicates that there is a deficiency in this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent amenity/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on site are unlikely to be constrained by noise pollution.	
Amenity	Site is located within a residential area with no commercial properties.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0016
Address	St Mary Magdalene Church, Church Green, Gillingham
Description	Grade II* Church and associated churchyard/cemetery, including several tombs near the church which are also Listed. The land is used as public open space, including a children's play area. There is a slight slope across the site, down from Grange Road. The site is crossed by a number of footpaths and many trees.
Size	5.51
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	132	
Employment (m ²)	Office	55,045
	Industrial	22,020
	Storage	22,020
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> • A2 • Medway Tunnel 	

Suitability - General		
	<ul style="list-style-type: none"> • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	The site is situated on Grange Road and Court Lodge Road, providing suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	Site is situated within built up area.	

Suitability - General		
	Development is unlikely to have a detrimental impact upon locally valued landscapes.	
Heritage	The site includes the Grade II* Listed Church and a number of Grade II Listed tombs and is within the Gillingham Green conservation area. Development would be likely to have significant detrimental impacts on these heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to existing and/or previous uses, contamination is possible on site but remediation is considered to be deliverable	
Site Developability	The site is free from known development abnormalities.	
Agricultural Land	Site is within a built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as a Play Area and Cemetery.</p> <p>The 2012 PPG17 study indicates there is a deficiency in play areas in the Gillingham sub-area. There is also a further need for cemeteries in the Gillingham area, although this one is understood to be no longer open for burials.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	The site is located in a residential area with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0020
Address	Rear of 1-21 Dial Road, Gillingham
Description	Steeply sloping (west to east) overgrown and irregularly shaped site, surrounded by the rear gardens of two-storey predominantly terraced properties. Road frontage to Marble Close but land levels drop off very quickly.
Size	0.25
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,460
	Industrial	985
	Storage	985
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site does not have an existing designated vehicular or pedestrian access. Marble Close is only road that could potentially serve the site, but site falls	


Suitability - General		
	<p>steeply away making access or frontage development problematic.</p> <p>It is considered unlikely that a suitable vehicle access could be created.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is within the built up area.</p> <p>Development is unlikely to have a detrimental impact upon the local landscape.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site has steep gradients that would make it difficult to develop.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has potential to impact upon the amenity of nearby residential properties. Whilst this may be resolvable through sensitive design, this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Site is located in a residential area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development. Landowner intentions are unknown.		

Site	
Reference	0023
Address	Forge Lane, Gillingham
Description	The site is a triangular piece of open space, laid to grass with an area of parking bays to the western edge. It slopes down from south to north and is surrounded by Forge Lane, with two-storey residential properties on two sides and a school to the south.
Size	0.19
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,910
	Industrial	765
	Storage	765
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site is situated on Forge Lane, providing suitable vehicular access	
Ecological Potential	An ecological survey of the site has not	


Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	Whilst the site is subject to some development abnormalities (sloping site), these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 Study indicated there is a shortage of amenity green space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>Site has potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely that this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0024
Address	Davenport Avenue, Gillingham
Description	Narrow, steeply sloping wooded and over-grown area of open space between residential developments. There does not appear to be any formal public access such as footpaths.
Size	0.47
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	20	
Employment (m ²)	Office	4,730
	Industrial	1,890
	Storage	1,890
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site does not have an existing designated vehicular or pedestrian access.	

Suitability - General		
	However, it is adjacent to Davenport Avenue and it may be possible to create frontage development onto this road, although gradients are difficult.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the local landscape.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site has steep gradients that would make the site difficult to develop.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	Although the site is not formally designated, it does constitute open space and further investigation would be required to determine whether it is surplus.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby properties. Whilst this is likely to be resolvable through sensitive design, it is likely that this would have implications for site capacity.	
Employment Land	The site is in a residential area and is not allocated for any alternative use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	The site is located in a residential area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0025
Address	Cleveland Road, Gillingham
Description	Open space including children's play area surrounded by roads to all sites with two-storey residential development in the area generally. Bounded by hedges. Slopes steeply down from southwest to northeast.
Size (ha)	0.25
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,485
	Industrial	995
	Storage	995
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site has road frontage to all four sides and it is likely that suitable vehicular access could be taken from at least one of these roads.	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities (gradients), these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as a Playspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency in this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0026
Address	Milner Road, Gillingham
Description	Allotment site at corner of road. Heavily tree planted to the front boundary, and slopes steeply down to rear. Site is bisected by a public footpath and surrounded by two-storey residential properties, predominantly terraced.
Size (ha)	0.28
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	11	
Employment (m ²)	Office	2,675
	Industrial	1,070
	Storage	1,070
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site is located on Milner Road and Selbourne Road, and it is likely that suitable vehicular access could be taken from at	

Suitability - General		
	least one of these roads (most likely by frontage development).	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities (gradients), these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency in this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0030
Address	The Strand, Gillingham
Description	The Strand is a large leisure park alongside the river. The eastern portion of the site (including a pitch and putt golf course) having a greener character, while car parks, play equipment and an outdoor pool are located to the west. Land levels generally slope down towards the river. The site is immediately adjacent to a marina and large scale gasholders to the west, a modern residential development to the east, and the main urban area of Gillingham to the south, separated by the A289 dual carriageway. It has access via a dedicated arm from the roundabout between the A289 and Church Street.
Size (ha)	10.16
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	244	
Employment (m ²)	Office	101,590
	Industrial	40,635
	Storage	40,635
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban	

Suitability - General		
	<p>distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	The site has an existing suitable vehicular access via the Church Street roundabout.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.</p> <p>The site is also situated immediately adjacent to the Medway Estuary and Marshes SSSI/SPA. Careful regard will also</p>	

Suitability - General		
	<p>need to be had to the recreational impacts of the development through any further assessment of this site. Site-specific mitigation maybe required in addition to strategic mitigation.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within urban area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Green Space, Tennis Courts and Play space.</p> <p>The 2012 PPG17 study indicates there is a deficiency in these types of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	

Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0031
Address	Castlemaine Avenue
Description	A former landfill site now used as open space, with thick tree planting to the southern and eastern edges and a small allotment site to the eastern edge. The site is generally surrounded by residential properties, with the railway line to the south.
Size (ha)	10.14
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	243	
Employment (m ²)	Office	101,360
	Industrial	40,544
	Storage	40,544
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Strategic Highway Network Accessibility	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A289 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Castlemaine Avenue, which is adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	

Suitability - General		
	rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon locally valued landscapes.	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past use son site, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development abnormals.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as amenity green space and allotment. The 2012 PPG17 study indicates there is a deficiency in this type of open space in the Gillingham sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	

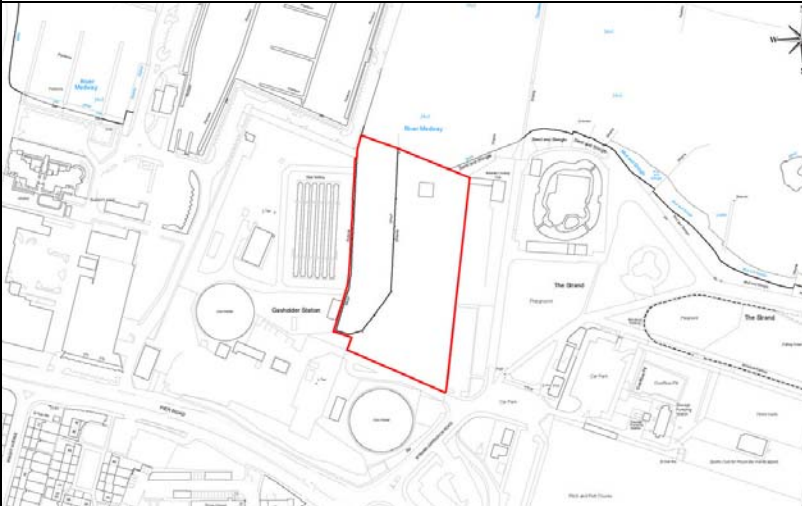
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0032
Address	Land adjacent to the Strand Leisure Park
Description	Flat site adjacent to the River Medway that is currently covered in hard standing. Current use of the site is by Medway Cruising Club and consists of a boat storage yard and two-storey clubhouse.
Size (ha)	1.41
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	76	
Employment (m ²)	Office	14,125
	Industrial	5,650
	Storage	5,650
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Medway Tunnel • A289 • A2 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Strand Approach Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.</p> <p>The site is also situated immediately adjacent to the Medway Estuary and Marshes SSSI/SPA. Careful regard will also need to be had to the recreational impacts of the development through any further assessment of this site. Site-specific mitigation may be required in addition to strategic mitigation.</p>	

Suitability - General		
	Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the local landscape. However consideration would need to be had to views across the river.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	There are gasholders on the adjacent site to the west and the site falls within the HSE Inner Consultation Zone. This would need to be investigated further before the site could be considered suitable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Much of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land. The site does however accommodate an extant leisure use, and consideration would	

	need to be given to the implications of the loss (or relocation) of this use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development

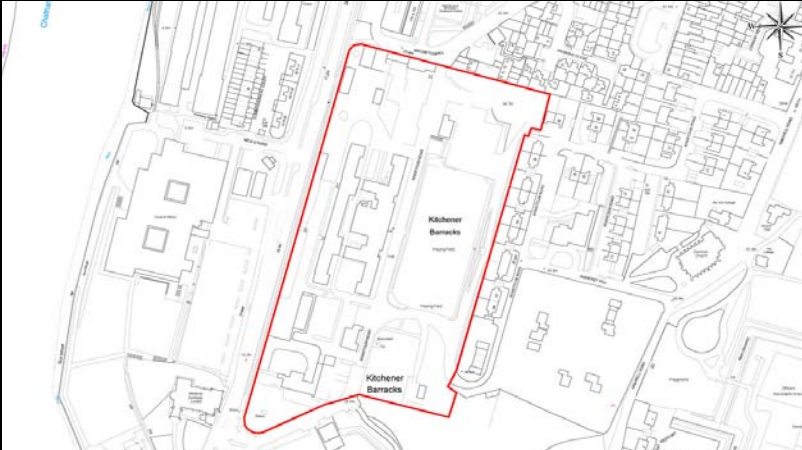
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0033
Address	RSME Kitchener Barracks, Brompton
Description	4 storey yellow brick barracks facing Dock Road with a number of 1,2 & 3 storey buildings in yellow brick & other modern buildings. Football pitch to rear & small vacant netball court in Khartoum Road. Many mature trees on site.
Size (ha)	4.49
Relevant policy guidance	Amherst Hill, Brompton - Design Brief (2010), Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	270	
Employment (m ²)	Office	44,900
	Industrial	17,960
	Storage	17,960
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A230 Maidstone Road • A289 	

Suitability - General		
	<p>It is understood that infrastructure upgrades have been identified to increase capacity on the network to facilitate delivery of development on this site. Developer contributions may be required to fund these infrastructure upgrades.</p>	
Site Access	Site has an existing suitable vehicular access via Khartoum Road and Brompton Hill.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the local landscape.	
Heritage	<p>Site is within or is in close proximity to the Brompton Lines Conservation Area, a number of Listed Buildings (including some on-site) and Scheduled Monuments. Development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the</p>	

Suitability - General		
	<p>designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site is unlikely to be constrained by air pollution.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Site is not designated open space.</p> <p>The site accommodates some non-designated open space (former parade ground), which it is expected would need to be retained.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent layout/overlooking impacts.</p>	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but	


	it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Availability

Landowner is actively promoting the site for redevelopment.	
Planning application has been submitted for redevelopment. MC/15/0079 – residential.	

Site	
Reference	0039
Address	Retailing In Gillingham, High Street/Skinner Street/Jeffrey Street
Description	Mixed town centre development, mainly 2 storeys with occasional 3-storey, varying character. Retail use and other town centre service uses with service yards access via Jeffrey Street/James Street. Small public car park (surface level) also accessed via Jeffery Street. High Street to south is pedestrianised.
Size	0.66
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	21	
Employment (m ²)	Office	6,560
	Industrial	2,624
	Storage	2,624
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site has existing access from Jeffrey	

Suitability - General		
	Street and James Street.	
Ecological Potential	<p>The site is within the main urban area, in active commercial use and consists of buildings and hardstanding. It is therefore unlikely that there is any significant ecological interest in the site.</p> <p>However, no ecological survey of the site has been carried out and further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	The site is free from known development abnormalities.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	

Amenity/Overlooking	Whilst site is in close proximity to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	The site is located within a core retail area and while some residential redevelopment would be acceptable it is likely that retention/replacement of existing retail floorspace and/or car parking would be required. This may have implications for site capacity.	
Overall	Whilst the site is subject to some potential constraints to residential development, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Established retail/commercial area.	
Overall	Whilst the site is subject to some potential constraints to residential development, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

Overall	Whilst the site is subject to some potential constraints to residential development, it is considered that these could be resolved, subject to further assessment.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0045
Address	Recreation Ground, Vidgeon Avenue, Hoo St Werburgh
Description	Broadly square-shaped site, with a wooded/planted area to the western corner and a children's play area to the north. Otherwise grassed and used as amenity open space. The site is landlocked by residential properties to the east and south and agricultural land to the remaining sides, with the main pedestrian and maintenance access from Fourwents Road.
Size	2.87
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	83 dwellings	
Employment (m ²)	Office	28,677
	Industrial	11,471
	Storage	11,471
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities	
Public Transport Accessibility	Site has poor access to public transport opportunities	
Highway Network Capacity	Access to the strategic highway network (M2/A2) is via the Four Elms Roundabout and A289. Whilst there are currently some capacity issues experienced at this junction, upgrades are planned and are expected to go some way towards resolving these constraints.	

Suitability - General		
	<p>Detailed assessment of the implications of development for the Four Elms Roundabout is likely to be required to inform the local plan and development management process. Assessment of M2 Junction 1 may also be required.</p> <p>Access around the Medway urban distributor network is likely to be constrained by a number of identified congestion hotspots including Medway Tunnel in particular.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving access to the urban distributor network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund infrastructure upgrades necessary to address capacity constraints.</p>	
Site Access	<p>The site does not have an existing designated vehicular access.</p> <p>It is considered unlikely that a suitable access could be created.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape forming part of the Deangate Ridge Character Area, which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	The site is free from known development abnormalities.	
Agricultural Land	Site is currently used in association with the built up area of Hoo, and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Green Space and Play Space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	The site is adjacent to an existing residential area and is not allocated for employment use.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Economic Development

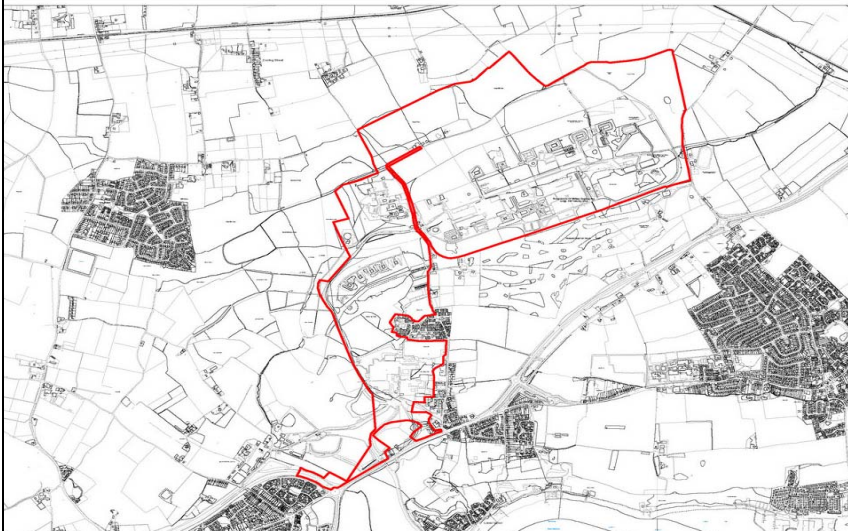
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential and rural area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0050
Address	Lodge Hill (Chattenden) Ministry of Defence Estate
Description	
Size	317.39
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	5,000 dwellings	
Employment (m ²)	Office	
	Industrial	
	Storage	
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General

Suitability - General		
Facilities & Services Accessibility	<p>Whilst the site currently has poor access to services and facilities, given that the site has an estimated capacity in excess of 500 units, development has the potential to deliver an enhancement in the level of services and facilities locally, either through direct on-site provision or through contributions towards local off site facilities.</p> <p>Whilst this high level assessment recognises the theoretical potential of the site to overcome its poor accessibility, this would need to be further investigated through the Local Plan or Development Management process before development on the site could be supported or rejected.</p>	
Public Transport Accessibility	<p>Whilst the site currently has poor access to public transport opportunities, given that the site has an estimated capacity in excess of 500 units, development has the potential to deliver an enhancement to public transport opportunities locally.</p> <p>Whilst this high level assessment recognises the theoretical potential of the site to overcome its poor accessibility, this would need to be further investigated through the Local Plan or Development Management process before development on the site could be supported or rejected.</p>	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2) is via the Four Elms Roundabout and A289. Whilst there are currently some capacity issues experienced at this junction, upgrades are planned and are expected to go some way towards resolving these constraints.</p> <p>Detailed assessment of the implications of development for the Four Elms Roundabout is likely to be required to inform the local plan and development management process. Assessment of M2 Junction 1 may also be required.</p>	

Suitability - General		
	<p>Access around the Medway urban distributor network is likely to be constrained by a number of identified congestion hotspots including Medway Tunnel in particular.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving access to the urban distributor network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund infrastructure upgrades necessary to address capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to the A228, which is adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>The site is known to accommodate protected species and habitats. However, based on information submitted in support of the extant planning application, it is anticipated that the impact on these is capable of mitigation and/or compensation.</p> <p>Investigation into this issue is ongoing.</p>	
Designated Habitats	<p>Development of the site is likely to have a detrimental impact on designated habitats. However, based on information submitted in support of the extant planning application, it is anticipated that this impact is capable of mitigation and/or compensation.</p>	

Suitability - General		
	Investigation into this issue is ongoing.	
Landscape	<p>Whilst the site is situated outside of the built up area, the landscape is considered less sensitive and to have some potential to accommodate change.</p> <p>Further assessment of the potential impacts of development upon the local landscape would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Heritage	<p>The site incorporates a number of Grade II Listed sentry posts and a scheduled ancient monument (Lodge Hill Anti-Aircraft battery), and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is known on site but is considered to be capable of mitigation.	
Site Developability	<p>A major pipeline runs through or near to the site which main constrain development.</p> <p>Whilst the site is subject to some development abnormalities these are considered to be resolvable.</p>	
Agricultural Land	<p>Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.</p> <p>Notwithstanding the above further assessment of the agricultural land quality</p>	


Suitability - General		
	would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Open Space	Although the site does include some designated open space () it is of sufficient scale that this could either be retained or suitably replaced as part of the development.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	The site is located in a rural area adjacent to an existing settlement, and is not allocated for any alternative use.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly rural area with no other commercial uses; however the site is of sufficient scale to become a new mixed use location.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process. Site may be suitable for retail/leisure uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use		
Overall		

Availability		
Site is being actively promoted for development.		
A planning application has been submitted MC/11/2516 - mixed use.		

Site	
Reference	0052
Address	Allotments, Cromer Road, Strood
Description	Allotment site with a small number of trees. Site slopes both east and west towards Cliffe Road. 2-storey terraced housing backs onto the site on 3 sides. A small number of terraced bungalows adjoin the south-east corner of the site. Access is via Cromer Road.
Size (ha)	0.45
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m ²)	Office	4,510
	Industrial	1,805
	Storage	1,805
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Cromer Road, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Strood sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0068
Address	Allotments, Clarendon Drive, Strood
Description	Currently allotments in use on western portion of site, grassed amenity space to forms the eastern portion. Allotments are relatively flat, however the amenity space is a steep bank, sloping towards Clarendon Drive. A number of mature trees bound the allotment portion of the site. Access via Clarendon Drive. 2-storey residential development surrounds the site.
Size (ha)	0.53
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	5,280
	Industrial	2,110
	Storage	2,110
Main Town Centre Uses (m ²)		
Other Uses		

Suitability – General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	

Suitability – General		
Site Access	Site has an existing suitable vehicular access via Clarendon Drive.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space but is used as allotments.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise	

	pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0069
Address	Broom Hill, Strood
Description	Large amenity green space position on a steep hillside overlooking Strood. Much of the site is grassed with large areas of mature trees. A number of children's play areas are positioned around the site. Allotments are located to the southwest corner. The site is surrounded by mostly 2-storey residential development of varying eras. Access is via Pepys Way and King Arthurs Drive.
Size (ha)	11.51
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	139 (Portion of site that falls outside of designated open space.)	
Employment (m ²)	Office	57,800
	Industrial	23,120
	Storage	23,120
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2) could potentially be provided through a new connection to the A289. However no such upgraded is planned (or funded) at present.	

Suitability - General		
	<p>Details of this upgrade would need to be assessed and agreed with Medway Council and Highways England. It is expected that any upgrades would need to be funded through developer contributions.</p> <p>Access around the Medway urban distributor network is likely to be constrained by a number of identified congestion hotspots including Medway Tunnel and A2 in particular.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving access to the urban distributor network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund infrastructure upgrades necessary to address capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Pepys Way, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before</p>	

Suitability - General		
	development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Part of the site is designated open space as Parks and Gardens, Allotments and Play Areas.</p> <p>Whilst the 2012 PPG17 study indicates there is a deficiency of these types of open space in the Strood sub-area, part of the site is not designated as open space.</p>	

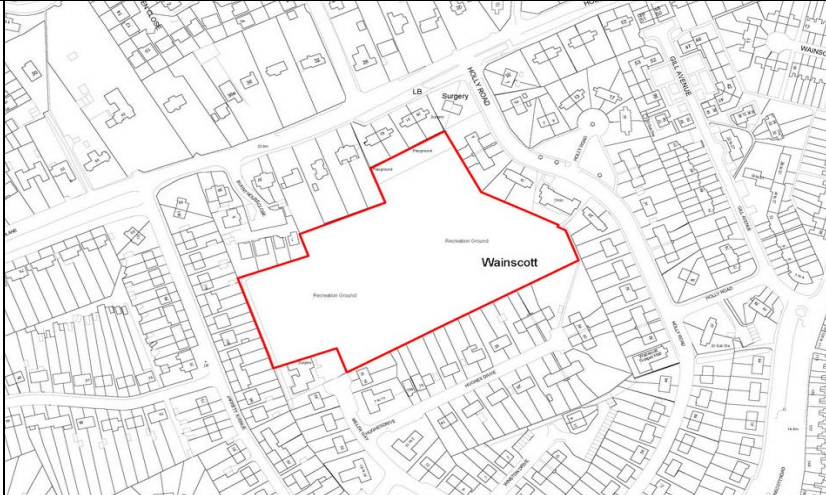
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through</p>	

	sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0073
Address	Recreation ground, Miller Way
Description	Relatively flat, grassed amenity space containing football pitches and a children's play area. A number of trees are dotted around the perimeter of the site and in the centre. 2-storey housing backs onto the site on all sides. Access is via Miller Way.
Size (ha)	1.94
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	56	
Employment (m ²)	Office	19,435
	Industrial	7,775
	Storage	7,775
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2) could potentially be provided through a new connection to the A289. However no such upgraded is planned (or funded) at present. Details of this upgrade would need to be	

Suitability - General		
	<p>assessed and agreed with Medway Council and Highways England. It is expected that any upgrades would need to be funded through developer contributions.</p> <p>Access around the Medway urban distributor network is likely to be constrained by a number of identified congestion hotspots including Medway Tunnel and A2 in particular.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving access to the urban distributor network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund infrastructure upgrades necessary to address capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Miller Way, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	


Suitability - General		
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land		
Open Space	Site is designated open space as Amenity Greenspace, a Football Pitch and Play Area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0076
Address	Milfordhope Road, Strood
Description	Flat, grassed amenity space with a number of trees across the site. An electrical sub-station occupies the western edge. 2-storey housing overlooks the site to the south. Access is via Milfordhope Road.
Size (ha)	0.25
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	11	
Employment (m ²)	Office	2,525
	Industrial	1,010
	Storage	1,010
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Milfordhope Road, which is directly adjacent to the site.	


Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space Amenity Greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0081
Address	Albert Place, Strood
Description	Large, flat site on the edge of Strood town centre, laid to hardstanding and used as travelling showpersons' site, including storage. Abuts railway line, flats and commercial units (up to five storeys) on adjoining sites.
Size (ha)	0.87
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	37 dwellings	
Employment (m ²)	Office	8,725
	Industrial	3,490
	Storage	3,490
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Rochester Bridge • A289 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Albert Place, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before</p>	

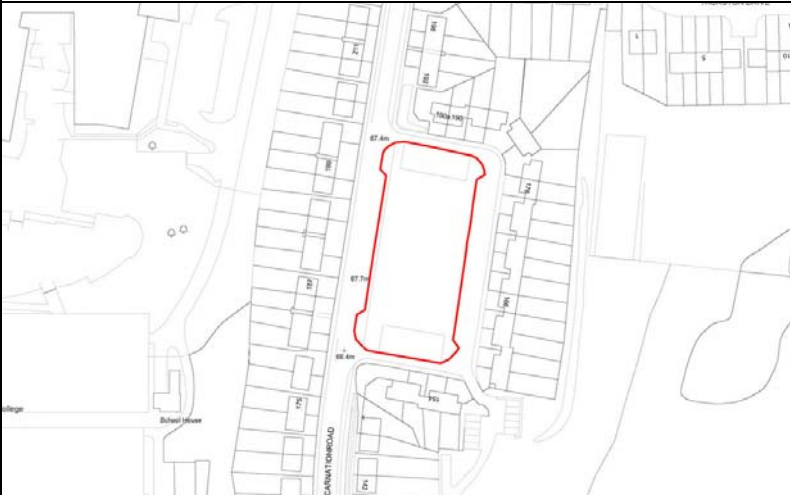
Suitability - General		
	development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon locally valued landscapes.	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Much of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Housing Land	The site is in active use as a travelling showpersons' site, and alternative accommodation would have to be found for this use before the site could be developed.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Site is in a mixed residential and commercial area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use		
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0082
Address	Carnation Road, Strood
Description	Area of grassed amenity space surrounded by roads and with parking lay-bys on all sides. Land levels slope gently down from west to east. Area generally residential, two-storey properties.
Size (ha)	0.28
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m ²)	Office	2,800
	Industrial	1,120
	Storage	1,120
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to facilities and services.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site is located on Carnation Road (to all sides) providing suitable vehicular access.	
Ecological Potential	An ecological survey of the site has not	

Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	The site is free from known development abnormals.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties.	

	Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated for any alternative land use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Site is located in a mainly residential area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0088
Address	Gravesend Road, Strood
Description	Strip of amenity grassland with trees adjacent to the A226 Gravesend Road. Slopes down towards the rear gardens of houses on Abbey Road. Includes a footpath set slightly back from the road with a verge between.
Size (ha)	0.67
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	6,725
	Industrial	2,690
	Storage	2,690
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to facilities and services.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely that suitable vehicular access could be provided from Gravesend Road, which lies immediately adjacent the site.	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Contamination is not suspected on site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	It is expected that development of the site	

	would impact upon amenity of nearby residential properties.	
Employment Land	The site is not designated for any alternative land use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Site is in a residential area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0090
Address	Strood Riverside, Canal Road
Description	Large area of land adjacent the river, in a mix of uses including industrial/storage, play space, a public house, and parking etc. associated with Strood railway station. Some large tracts of land are vacant. Site has a long, irregular waterfront, adjoins the railway line for much of its length, and also backs on to existing residential properties in Cranmere Court.
Size (ha)	7.17
Relevant policy guidance	Strood Riverside Development Brief (2006) – review of SPD is underway.
Location Plan	

Development Potential		
Residential (units)	394	
Employment (m ²)	Office	71,715
	Industrial	28,685
	Storage	28,685
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> • A2 • Rochester Bridge • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	The site is located on Canal Road, providing suitable vehicular access, although upgrades funded by the development may be necessary.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.</p> <p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p>	

Suitability - General		
	Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon locally valued landscapes.	
Heritage	Development is unlikely to an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Although a portion of the site is designated as children's play space (of which there is a shortage in the Strood sub area) the site is large enough that this could be retained or re-provided without preventing development.	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk. A flood defences scheme is currently underway.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Although there are active employment uses	

	on the site, it is not designated as protected employment land and may be suitable for redevelopment, having regard to the recommendations of the SHENA.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Availability

Site is actively being promoted for development.	
Local Plan 2003 allocation – housing.	

Site	
Reference	0092
Address	Gun Wharf, Chatham
Description	Grassed and planted areas associated with the Council's offices, adjacent. Set at various land levels, dropping towards the river wall and riverside walk. Generally open for public access, though capable of being closed off. Red brick boundary walls constructed in conjunction with main office building.
Size (ha)	1.26
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015); Gun Wharf Masterplan SPD (2010)
Location Plan	

Development Potential		
Residential (units)	68	
Employment (m ²)	Office	12,590
	Industrial	5,035
	Storage	5,035
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: Include/Delete as appropriate:	

Suitability - General		
	<ul style="list-style-type: none"> • A2 • Rochester Bridge • Medway Tunnel • A229 City Way • A230 Maidstone Road • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	It is likely a suitable vehicular access could be created onto Dock Road or New Stairs, although this would have to be taken through adjacent land in the same ownership.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.	

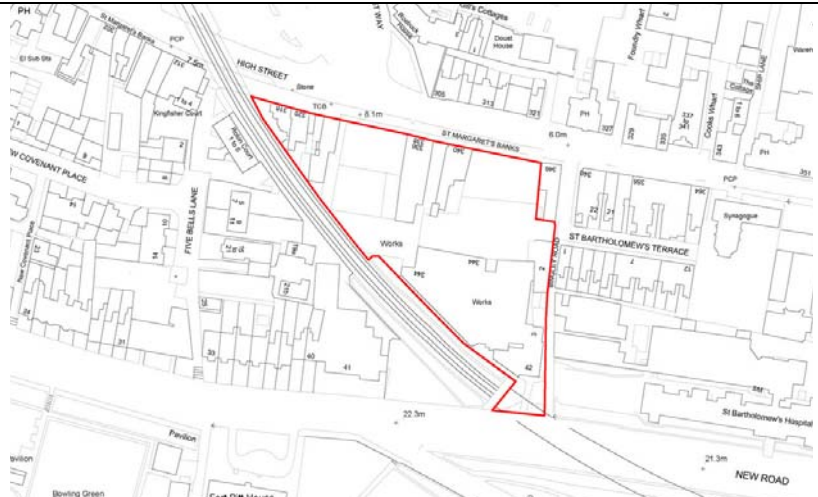
Suitability - General		
	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	<p>Site is adjacent to and comprises grounds of a Grade II Listed building, (the Listing includes structures within the grounds), and is also in close proximity to the Scheduled Ancient Monument of the Lines and Fort Amherst. Development is likely to have a significant impact upon designated heritage assets.</p>	
Air Quality	<p>Site may be constrained by air pollution but mitigation is likely to be possible.</p>	
Contamination	<p>Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.</p>	
Site Developability	<p>Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.</p>	
Agricultural Land	<p>Site is within built up area and development would not result in the loss of any agricultural land.</p>	
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	The site is not designated for any alternative land use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0100
Address	320 - 344 High Street inc. 42 New Road, Rochester
Description	<p>The site is a parcel of land fronting on to the High Street. St Bartholomew's Terrace/Bingley Road forms the eastern boundary. The railway defines the southern boundary of the site.</p> <p>Site itself comprises several retail units, a car park, car sales forecourt and garages/workshops. Some of the buildings are historic while others are more modern replacements and/or infills.</p>
Size (ha)	0.60
Relevant policy guidance	Chatham Dockyard and its defences (2015) Star Hill to Sun Pier Planning and Design Strategy (2004)
Location Plan	

Development Potential		
Residential (units)	51	
Employment (m ²)	Office	6,040
	Industrial	2,415
	Storage	2,415
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development,	

Suitability - General		
	although some enhancements, funded by the developer, may be required.	
Site Access	The site is located on High Street/St Margaret's Banks and Bingley Road, providing suitable vehicular access.	
Ecological Potential	<p>The site is within the main urban area and in active use including commercial use, and is therefore unlikely to have any significant ecological interest. However, an ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	<p>Site is partially within the Star Hill to Sun Pier Conservation Area, and in close proximity to New Road Rochester Conservation Area and a number of listed buildings. Development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the</p>	

Suitability - General		
	<p>designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to current and past uses on site, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	While the site is subject to some development abnormalities, these are likely to be resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is not designated open space.	

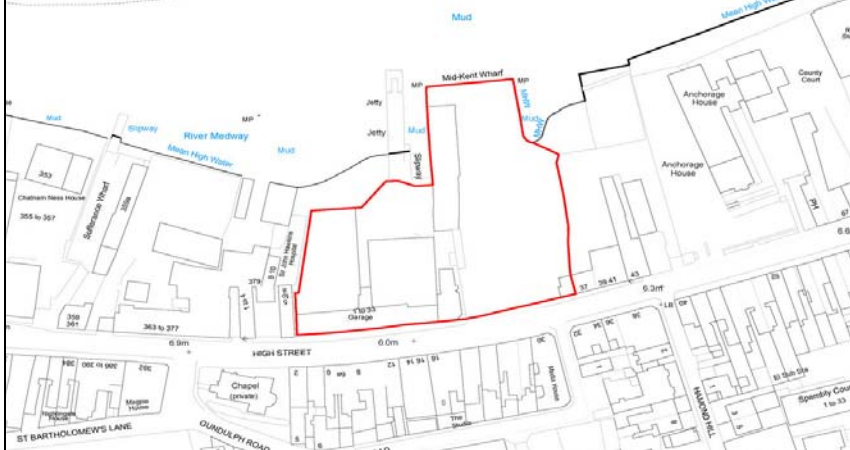
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent layout/overlooking impacts.</p>	
Employment Land	The site is located in a mixed character area and is not allocated for any specific use.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Suitability – Mixed Use		
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0102
Address	1-35 High Street, Chatham (former Medway Hyundai)
Description	Site comprises a 2-3 storey new car showroom and garage, used car sales forecourt with a two storey historic warehouse (with an unsympathetic single-storey extension) located towards the rear of the site, and a three-storey historic building (in use as a restaurant/takeaway). The building line varies and the site also has an extensive boundary to the river. Car sales/showroom recently vacated.
Size (ha)	0.59
Relevant policy guidance	Chatham Dockyard and its Defences (2015) Star Hill to Sun Pier Planning and Design Strategy (2004)
Location Plan	

Development Potential		
Residential (units)	25	
Employment (m ²)	Office	5,915
	Industrial	2,365
	Storage	2,365
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site has an existing suitable vehicular access via High Street Chatham.	

Suitability - General		
Ecological Potential	<p>The site comprises buildings and hardstanding in the main urban area and in active commercial use, so is unlikely to have significant ecological interest. However, an ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	<p>Site is within the Star Hill to Sun Pier Conservation Area, and is in close proximity to a number of Listed Buildings, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
	Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to current and past uses on site, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered to be resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	The site is subject to a high level of flood risk but based on treatment of adjacent sites it is expected that this could be resolved. It is expected that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	The site is located within a mixed commercial and residential area and is not allocated for any specific use.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area	

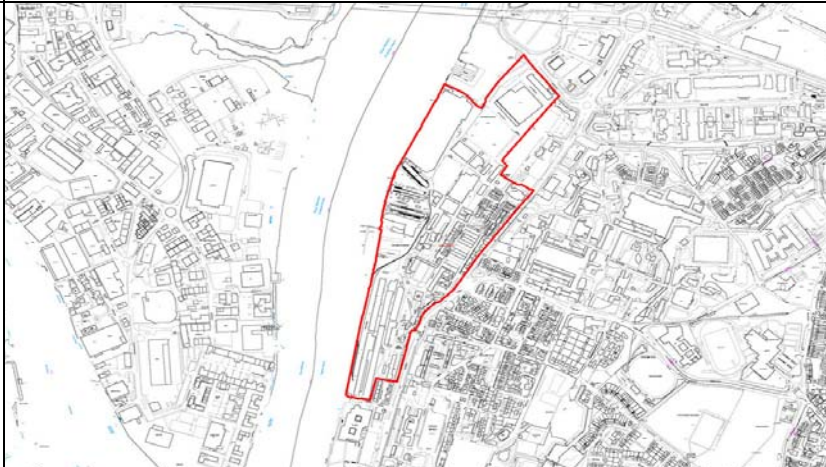
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Suitability – Mixed Use

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Availability

Landowner is in discussions & considering development potential.	
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Site	
Reference	0104
Address	Chatham Historic Dockyard
Description	Chatham Historic Dockyard is predominantly occupied by historic buildings which were previously part of the royal naval dockyard. These are of varying age, appearance and scale, though generally large scale and at least three storeys (or equivalent). The majority are listed and/or Scheduled Ancient Monuments. Many are in use in association with the dockyard's museum/tourism function; there are also business and residential units. Some modern infill developments can be found, particularly around the eastern edge; these are primarily residential. The Dockyard is surrounded by a high, historic brick wall to Dock Road and is not readily visible from adjacent land. Entry is controlled by security gates.
Size (ha)	25.90
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015); The Interface Land SPD (2010)
Location Plan	

Development Potential		
Residential (units)	622	
Employment (m ²)	Office	259,035
	Industrial	103,615
	Storage	103,615
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	

Suitability - General		
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	The site has two existing suitable accesses onto Dock Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.</p> <p>Natural England guidance (Impact Risk</p>	

Suitability - General		
	<p>Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon locally valued landscapes.</p>	
Heritage	The Historic Dockyard forms part of a Conservation Area and contains a large number of Listed Buildings and Scheduled Ancient Monuments. Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be possible.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is not designated open space.	


Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have</p>	

	implications for site capacity.	
Employment Land	The site is not designated for any alternative land use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
The site is not being actively promoted for development.		

Site	
Reference	0106
Address	Inner Lines, Brompton
Description	<p>Lampard Centre on part of site, mainly used for public open space – MoD Land.</p> <p>Flat, mainly open site with a good number of mature trees. Site borders a Scheduled Ancient Monument (to the east), mixed size and age residential development borders the north and west edges. Access is via Maxwell Road or Sally Port.</p>
Size (ha)	2.08
Relevant Policy Guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	112	
Employment (m ²)	Office	20,750
	Industrial	8,300
	Storage	8,300
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> Medway Tunnel <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Sally Port and/or Maxwell Road, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be</p>	

Suitability - General		
	undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes	
Heritage	Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0108
Address	Playground, Brompton Hill
Description	<p>Grassed children's play area, on junction of Brompton Hill and Prospect Row. Site is raised above the surrounding area, positioned on to of a former reservoir.</p> <p>A number of mature trees border the site along with a cast-iron fence abutting the adjoining roads. Mixed-era housing surrounds the site on all sides, including Georgian era buildings along Prospect Row. Access is via Garden Street.</p>
Size (ha)	0.32
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m ²)	Office	3,190
	Industrial	1,535
	Storage	1,535
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by	

Suitability - General		
	the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Brompton Hill and/or Prospect Row, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to Brompton Lines Conservation Area and a large number of Listed Buildings along Prospect Row and therefore development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the</p>	


Suitability - General		
	<p>designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as a play space.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site is subject to acceptable levels of noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0109
Address	Watermill Gardens, Canal Road, Strood
Description	Existing flat riverside amenity space with children's play areas and ball courts. A number trees and raised planted borders adjoin Canal Road. Access is via Canal Road.
Size (ha)	0.89
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	37	
Employment (m ²)	Office	8,920
	Industrial	3,570
	Storage	3,570
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Rochester Bridge • A2 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Canal Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>The site is also situated directly adjacent to the Medway Marine Conservation</p>	

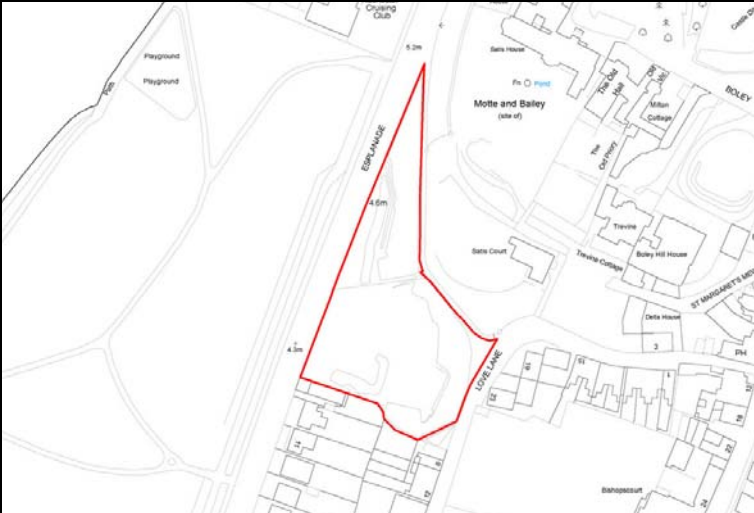
Suitability - General		
	Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as a play area. The 2012 PPG17 Study indicated there is a surplus of play areas in the Strood & Rural sub-area.	

Suitability – Housing		
Flood Risk	Much of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0110
Address	Esplanade
Description	A small part of the site is used for car parking with access off The Esplanade. Steeply sloping and well treed area. A footpath runs from Love Lane down to The Esplanade.
Size (ha)	0.38
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	16	
Employment (m ²)	Office	3,835
	Industrial	1,535
	Storage	1,535
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to the Esplanade, which is directly adjacent to the site. Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is the Historic Rochester Conservation Area and near to a large number of Listed Buildings and Scheduled Ancient Monuments. Development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any</p>	

Suitability - General		
	detrimental impacts through a sensitive approach to the design.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is on the edge of the built up area and is not in active agricultural (or similar) use. Development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as parks and gardens.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent layout/overlooking impacts.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0111
Address	Darnley Road, Strood
Description	Amenity space located in front of 2-storey terraced properties.
Size (ha)	0.16
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	1,595
	Industrial	640
	Storage	640
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Darnley Rd, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable (although this may have viability implications – review under achievability).	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0112
Address	Carnation Road
Description	A strip of amenity space located between Carnation Road and Columbine Road, inclusive of an electrical sub-station. A small residential parking area is located along the northern edge of the site.
Size (ha)	0.23
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,265
	Industrial	905
	Storage	905
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Carnation Rd and/or Columbine Rd, which is directly adjacent to the site.	


Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0113
Address	Darnley Road, Strood
Description	A strip of flat, grassed amenity space in front of 2-storey terraced housing.
Size (ha)	0.15
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	1,530
	Industrial	610
	Storage	610
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Darnley Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site	

	would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0114
Address	Adj to M2, Strood
Description	A well wooded area with some grassland for informal recreation.
Size (ha)	0.33
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,270
	Industrial	1,310
	Storage	1,310
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site does not have an existing designated vehicular or pedestrian access. It is considered unlikely that a suitable access could be created.	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site	

	would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0115
Address	Fulmar Road
Description	A sloping piece of grassland with a few mature trees. 2-storey housing adjoins three sides.
Size (ha)	0.33
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,250
	Industrial	1,300
	Storage	1,300
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Fulmar Road, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the	

Suitability - General		
	Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	

Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0118
Address	Darnley Road, Strood
Description	Amenity space, directly in front of 2-storey terraced properties.
Size (ha)	0.18
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,840
	Industrial	735
	Storage	735
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Darnley Road, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability of the prospective access would need to be	

Suitability - General		
	further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	

Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0119
Address	Carnation Road
Description	Amenity Space, area of maintained grass sloping downwards from north to south.
Size (ha)	0.22
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	2,910
	Industrial	1,165
	Storage	1,165
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Carnation Road, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	


Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0120
Address	Darnley Road, Strood
Description	A strip of grassed amenity space in front of 2-storey houses.
Size (ha)	0.19
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,865
	Industrial	745
	Storage	745
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Darnley Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be</p>	


Suitability - General		
	further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0121
Address	Bligh Way Strood
Description	Open area of public space within semi-circle of residential. Slopes down from the road, 2 semi mature trees on site. Footpath to one edge.
Size (ha)	0.19
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,935
	Industrial	775
	Storage	775
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Bligh Way, Strood.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or	

Suitability - General		
	<p>absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Whilst the site is not designated open space it performs a recreational and amenity function.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties.	

	Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development

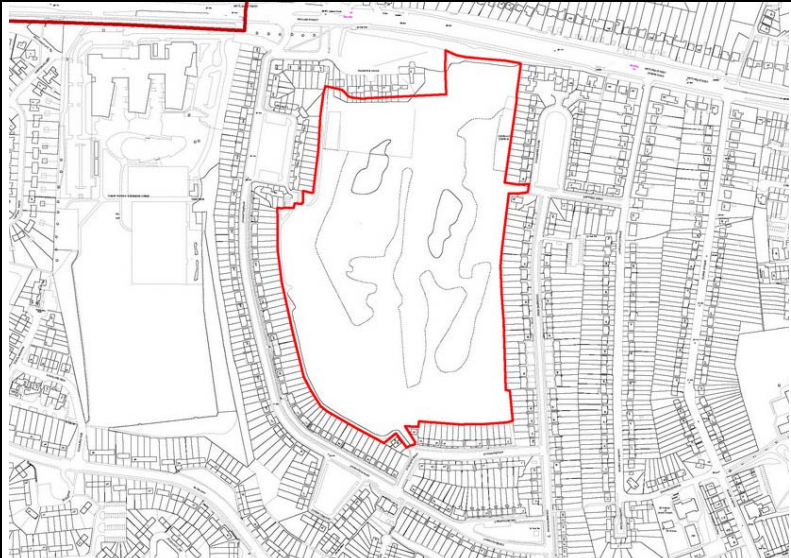
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0123
Address	Thurston Drive, Strood (Rede Common)
Description	A common of rough grassland, footpaths running through it, many trees and hedges, both around the perimeter and into the site.
Size (ha)	10.76
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	258	
Employment (m ²)	Office	107,580
	Industrial	43,030
	Storage	43,030
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Daffodil Road, Carnation Road or Hyacinth Road, all of which are	


Suitability - General		
	<p>directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Natural Greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity</p>	
Land Use	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0124
Address	Strood Sports Centre
Description	Allotments occupy the land to the west and the eastern part all weather pitches adjoining the sports centre.
Size (ha)	2.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	126	
Employment (m ²)	Office	23,325
	Industrial	9,330
	Storage	9,330
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on</p>	

Suitability - General		
	<p>the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Witham Way.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but	


Suitability - General		
	mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is not designated open space but is used for recreational purposes as a sports centre.</p> <p>Part of the site is also designated open space as Allotments.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0126
Address	Knights Place Sports Ground
Description	Sports ground marked out with football pitches. Includes a small car park and children's play equipment. Plenty of tree and shrub screening.
Size (ha)	5.53
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	133	
Employment (m ²)	Office	55,270
	Industrial	22,110
	Storage	22,110
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these</p>	

Suitability - General		
	<p>congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Albatross Avenue.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage. Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but	


Suitability - General		
	mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	A major pipeline runs through or near to the site which main constrain development.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace, Cricket Pitches, Football Pitches and a Play Area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0129
Address	Recreation Ground, Darnley Road
Description	Relatively flat triangular shaped recreational area split into three main parts; tennis courts, a bowling green and a children's play area. The site is bounded by 2-storey housing to the north, a parade of shops and housing to the south along with a surgery, scout hut and a parking area to the west. A tall palisade fence encloses the site and access is via Darnley Road.
Size (ha)	0.77
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	32	
Employment (m ²)	Office	7,645
	Industrial	3,060
	Storage	3,060
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Darnley Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Site is designated open space as Amenity Greenspace, a Bowling Green, Tennis Courts and a Play Area.</p> <p>The 2012 PPG17 Study indicated there is a surplus of Amenity Greenspace in the Strood sub-area.</p> <p>Part of the site may be surplus, however it is unlikely that this could be developed without impacting on the adjoining open space designations.</p>	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0130
Address	Recreation Ground, Northcote Road
Description	A well maintained area with grass, a footpath running around it and mature trees. Mixed era, mainly 2 and 3-storey housing bounds the site along with a small number of 4-storey blocks of flats. Access is via Northcote Road.
Size (ha)	2.40
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	129	
Employment (m ²)	Office	23,950
	Industrial	9,580
	Storage	9,580
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic</p>	

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Northcote Rd or Hillside Close, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	

Suitability - General		
	rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Parks and Gardens. The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Strood sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0131
Address	Cuxton Road
Description	An informal recreation area with mowed grassland , trees running through the site. Children's play area on the north-western edge. 2-storey housing bounds the northern edges and large form commercial development is located to the south. Access is via Sycamore Road or Cuxton Road (A228).
Size (ha)	1.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	39	
Employment (m ²)	Office	13,325
	Industrial	5,330
	Storage	5,330
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic</p>	

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Sycamore Road or Cuxton Road (A228), both of which are located directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	


Suitability - General		
	rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace and a Play Area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0132
Address	Recreation Ground, Winston Road
Description	Fairly flat open grassed area, well maintained. Within it is an enclosed children's play area. The site is bounded on all sides by 2-storey and single storey housing. A block of garages is located in the southwest corner. Access is via Winston Road.
Size (ha)	2.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	126	
Employment (m ²)	Office	23,270
	Industrial	9,310
	Storage	9,310
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> A2 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Winston Road (NE of the site) or Merralls Wood Road (SW of the site), which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace and a Play Area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	

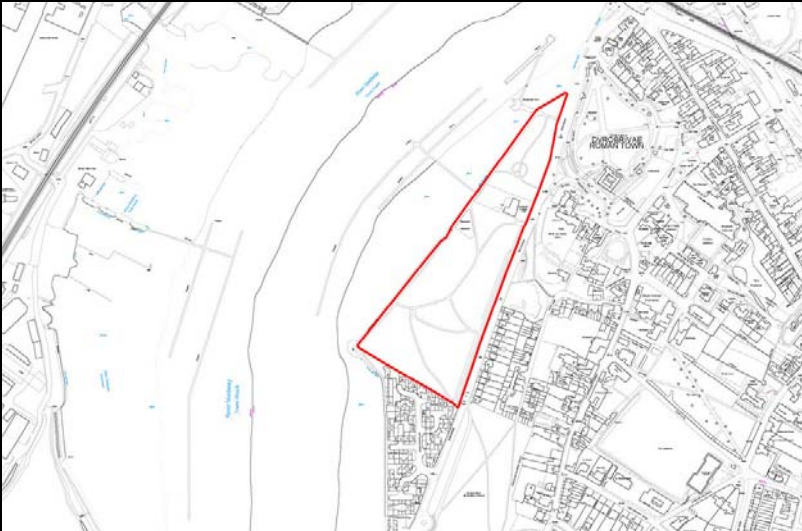
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0133
Address	Esplanade
Description	A large flat amenity space with well maintained with grass and a number of trees. Tarmac footpaths run through the site. Next to the river with views across to Strood.
Size (ha)	4.05
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	219	
Employment (m ²)	Office	40,465
	Industrial	16,185
	Storage	16,185
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Rochester Bridge • A2 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Esplanade, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	


Suitability - General		
	<p>rejected.</p> <p>The site is also situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within the Historic Rochester Conservation Area and is in close proximity to a number of Listed Buildings and a Scheduled Ancient Monument. Development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Parks and Gardens and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of both types of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0134
Address	Church Green recreation ground
Description	Steeply sloping grassed amenity space with excellent views across the river to Rochester Castle, Cathedral and beyond. A children's play area is located in the eastern corner and a number of trees line the south-eastern and south-western edges. 2-storey housing bounds the site on 3 sides with the remaining south-eastern edge adjoining a quarry.
Size (ha)	1.97
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	19,740
	Industrial	7,895
	Storage	7,895
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> A289 	

Suitability - General		
	<ul style="list-style-type: none"> A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Banks Road/Church Green, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be</p>	

Suitability - General		
	undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within close proximity to 'Frinsbury and Manor Farm' Conservation Area and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace and Play Areas.	

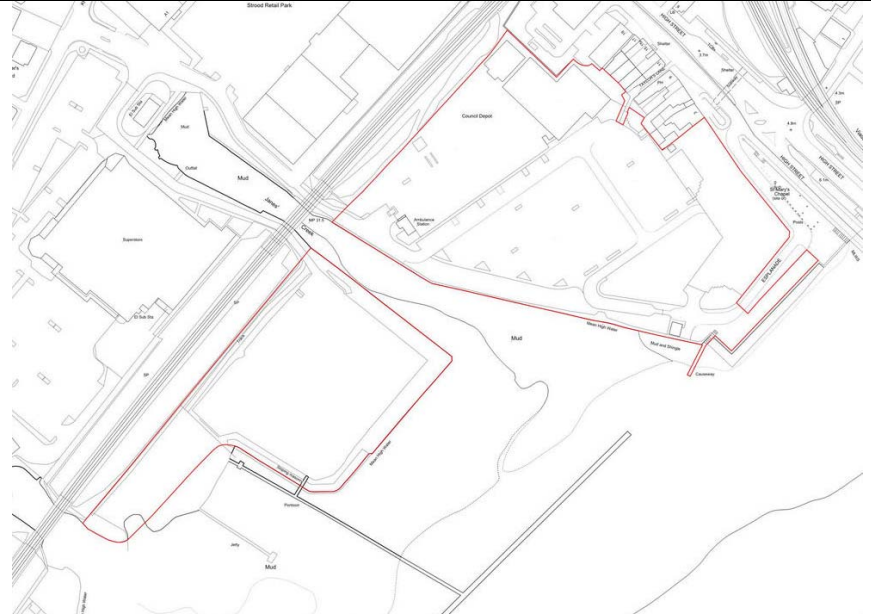
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have</p>	

	implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0137
Address	Civic Centre and Jane's Creek, Strood
Description	Flat site directly adjacent to the river Medway, a small creek divides the site into 2 separate parcels. The eastern parcel of land is currently in use as a car park, council depot and offices. The western parcel is used for storage and part of a marina/boat yard. A railway line bounds the northern edge of both sites while shops and a petrol station adjoins the top north-eastern corner of the eastern parcel.
Size (ha)	4.80
Relevant policy guidance	Strood Town Centre Masterplan (December 2009)
Location Plan	

Development Potential		
Residential (units)	398	
Employment (m ²)	Office	48,000
	Industrial	19,200
	Storage	19,200
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban	

Suitability - General		
	<p>distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Knight Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

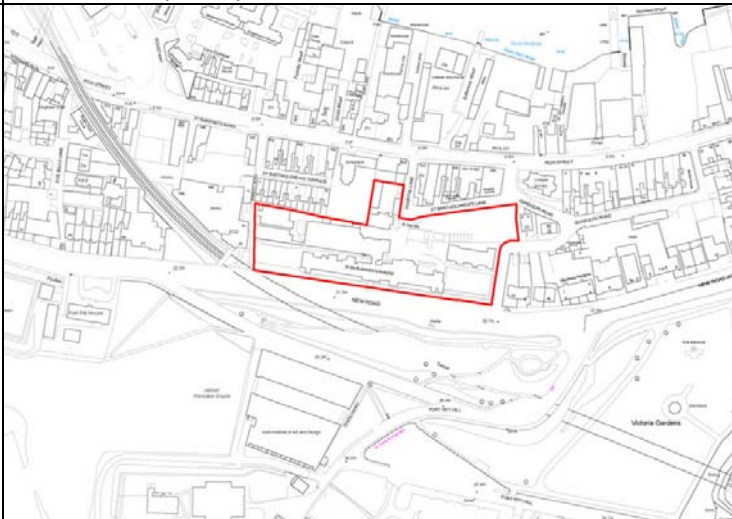
Suitability - General		
	The site is also situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to a number of Listed Buildings and Scheduled Ancient Monuments (including Rochester Bridge and Rochester Castle), development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities (such as site clearance and flood risk), these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	A small area of the site is designated open space as amenity green space.	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use		
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Availability		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0144
Address	St Bartholomews Hospital, New Road, Rochester
Description	<p>The site comprises a large 19th Century hospital building and a number of later extensions and ancillary buildings.</p> <p>The hospital building has several prominent towers and a number of architectural features including ornate brickwork. However, there have been external alterations to the building including PVC windows.</p> <p>The site is on a steep gradient, which falls south to north towards the river.</p>
Size (ha)	0.98
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	108	
Employment (m ²)	Office	9,800
	Industrial	3,920
	Storage	3,920
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban	

Suitability - General		
	<p>distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Rochester Bridge • A229 City Way • A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via New Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is located within the New Road Conservation Area, and within close proximity to a number of Listed Buildings along New Road (inclusive of Mortuary of St Bartholomew's Hospital Grade II and 1- 4 New Road Avenue, Grade II) and Fort Pitt (Scheduled Ancient Monument) to the south. Development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	

Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use		
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0145
Address	Singapore Drive Brompton
Description	Part of the site is used for parking with garages, the other part is a children's playground. Surrounded by 2-storey housing to 3 sides with a sports ground to the north. Access is via Sally Port Gardens.
Size (ha)	0.31
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m ²)	Office	3,075
	Industrial	1,230
	Storage	1,230
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A289 (Wainscott Bypass/Pier Road) • Medway Tunnel 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Sally Port Gardens.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	


Suitability - General		
Heritage	<p>Site is within the Brompton Lines Conservation Area and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Much of the site is designated open space as a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0146
Address	The Vines Rochester
Description	An important local garden with unique heritage and history, situated a short distance from Rochester High Street. This Grade II listed park, features an impressive avenue of London Plane trees, bordering a central path known as the "Broad Walk". The park is overlooked by some of Rochester's most architecturally important buildings, including Restoration House.
Size (ha)	1.10
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	60	
Employment (m ²)	Office	11,000
	Industrial	4,400
	Storage	4,400
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	

Suitability - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Rochester Bridge <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Vines Ln and/or Crows Ln, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated</p>	

Suitability - General		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Parks and Gardens. The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	


Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0149
Address	Garrison Sports Stadium
Description	Home of the Medway Dragons Rugby League Football Club. Stadia, rugby pitch (with running track) and enclosed by open green space. Mature trees line much of the perimeter. 2-storey housing bounds the south-west and north-west edges, a hotel to the north-east and sports pitches to the south-east. Access is via Sally Port Gardens. A Scheduled Ancient monument is located along the north-western boundary.
Size (ha)	2.50
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	135	
Employment (m ²)	Office	24,950
	Industrial	9,980
	Storage	9,980
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	

Suitability - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Wood St (A231) or Sally Port Gardens that are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential</p>	


Suitability - General		
	impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Greenspace and a Rugby Pitch. The 2012 PPG17 study indicates there is a deficiency of both types of open space in the Gillingham sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0151
Address	Recreation Ground, Beechings Way
Description	Flat, grassed, recreation ground located to the rear of 2-storey houses facing Beechings Way, Aylesford Crescent, Teynham Green and Featherby Rd.
Size (ha)	0.51
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	22	
Employment (m ²)	Office	5,135
	Industrial	2,055
	Storage	2,055
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A289 • A278 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>The site does not have an existing designated vehicular or pedestrian access.</p> <p>It is considered unlikely that a suitable access could be created.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	Site is situated within built up area.	

Suitability - General		
	Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham and Rainham sub-areas.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0158
Address	Sports Ground, Featherby Road
Description	Sports and social club with small grass pitches, tree screen to north and west, slight slope to the north. Mainly 2-storey residential housing bounding the site. Access is via Featherby Road.
Size (ha)	1.69
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	91	
Employment (m ²)	Office	16,855
	Industrial	6,740
	Storage	6,740
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to	

Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Featherby Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	


Suitability - General		
	rejected.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Part of the site is not designated open space but is used for recreational purposes as a sports centre.</p> <p>The other part of the site is designated open space as Football Pitches.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is actively being promoted for development through call for sites - housing/employment/retail/nursing home.	
Planning application MC/15/1751 – approved for leisure use.	

Site	
Reference	0159
Address	Playground, Romany Road
Description	Flat green open space, with two children's play areas. Site is bounded by 2-storey housing on Woodchurch Crescent, Romany Road and Sturry Way.
Size (ha)	0.72
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	30	
Employment (m ²)	Office	7,195
	Industrial	2,875
	Storage	2,875
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Woodchurch Cres, Romany Rd and Stury Way, which are all directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace and Play Areas.</p> <p>The 2012 PPG17 study indicates there is a deficiency of both types of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development	

Site	
Reference	0162
Address	Rookery Fields Recreation Ground, Woodlands Road
Description	Large open green space, flat, located to the rear of properties on between Third Avenue & Sturdee Avenue and Woodlands Road. A children's play area occupies part of the eastern boundary and 2-storey housing bounds much of the site. Access is via Woodlands Road.
Size (ha)	2.08
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	112	
Employment (m ²)	Office	20,800
	Industrial	8,320
	Storage	8,320
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Medway Tunnel • A289 • A2 	

Suitability - General		
	<ul style="list-style-type: none"> A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Woodlands Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Greenspace and a Play Area. The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Land Use	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	


Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0164
Address	East of Gillingham Golf Course, Broadway
Description	Flat, open site bordering dual-carriage way and residential estate. Part of site grassed open public space, part of site overgrown.
Size (ha)	0.50
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	21	
Employment (m ²)	Office	4,955
	Industrial	1,980
	Storage	1,980
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Broadway, which is directly adjacent to the site.	


Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Landowner is actively promoting the site for redevelopment.	
Planning application has been submitted for redevelopment MC/15/2954 – care home.	

Site	
Reference	0165
Address	Allotments, rear of Allington Road, Twydall
Description	Allotments, currently in use, to the rear of 2-storey residential properties facing Allington Road, Hawkhurst Road and Eastcourt Lane.
Size (ha)	0.50
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	22	
Employment (m ²)	Office	5,210
	Industrial	2,085
	Storage	2,085
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Allington Road, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	

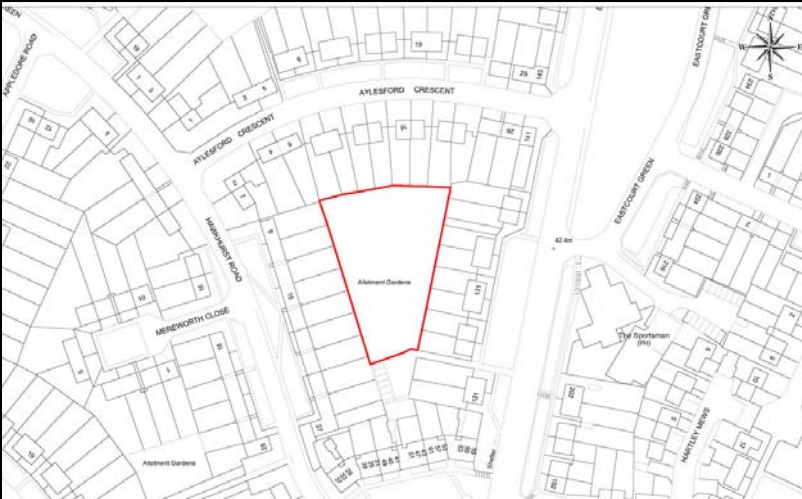
Suitability - General		
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0166
Address	Allotments, rear of Eastcourt Lane, Twydall
Description	Allotments, currently in use, to the rear of 2-storey residential properties facing Eastcourt Lane, Aylesford Crescent and Hawkhurst Road.
Size (ha)	0.27
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,425
	Industrial	970
	Storage	970
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	<p>The site does not have an existing designated vehicular or pedestrian access.</p> <p>It is considered unlikely that a suitable</p>	


Suitability - General		
	access could be created.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0167
Address	Eastcourt Green (north), Twydall
Description	Open green amenity space, bridging Beechings Way and northern part of Eastcourt Green. 2-storey housing adjoins the southern and eastern edges and light industrial uses on the opposite side of Beechings Way that bounds the northern edge of the site.
Size (ha)	0.24
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,405
	Industrial	965
	Storage	965
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Eastcourt Green or Beechings Way, which are directly adjacent	

Suitability - General		
	<p>to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0169
Address	Berengrove Park, Rainham
Description	Green open space in use as a cricket pitch with associated clubhouse and parking. Mature trees line the perimeter of the site, which is bounded to the southern and western edges by 2-storey detached housing. A railway bounds the northern edge of the site. Access is via Berengrave Lane.
Size (ha)	1.86
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	55	
Employment (m ²)	Office	18,590
	Industrial	7,435
	Storage	7,435
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> A2 	

Suitability - General		
	<ul style="list-style-type: none"> A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Berengrove Lane.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a</p>	

Suitability - General		
	detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Cricket Pitches.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0170
Address	Cozenton Park, Rainham
Description	Large, flat recreation ground, surrounded by a number of mature trees. Within the borders of the park, there is Splashes Leisure Swimming Pool, skate/BMX park and children's play areas. 2-storey residential properties bound much of the site, along with a nursery, sports centre and library.
Size (ha)	6.36
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	155	
Employment (m ²)	Office	63,575
	Industrial	23,340
	Storage	23,340
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> • A2 • A278 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Bloors Lane.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	

Suitability - General		
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Parks and Gardens, Football Pitches and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	


Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability		
Site is not being actively promoted for development.		
Planning application MC/15/0304 approved for teaching block at the nursery on the northern edge of the site.		

Site is not being actively promoted for development.		
Planning application MC/15/0304 approved for teaching block at the nursery on the northern edge of the site.		

Planning application MC/15/0304 approved for teaching block at the nursery on the northern edge of the site.		
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Site	
Reference	0171
Address	Recreation Ground, Wakeley Road, Rainham
Description	Large green open space with a children's play area, a brick built pavilion, basketball facilities and a footpath. Site abuts the railway line to the south and 2-storey residential housing to the other 3 sides. A large public car park occupies a section of the western edge. Access is via Wakeley Road.
Size (ha)	2.84
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	153	
Employment (m ²)	Office	28,410
	Industrial	11,365
	Storage	11,365
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> A2 	

Suitability - General		
	<ul style="list-style-type: none"> A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Wakeley Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Greenspace, Football Pitches and Play Areas. The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Rainham sub-area.	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but	

	it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0174
Address	Adj to 7 Vancouver Drive, Rainham
Description	Flat, grassed amenity space bounded by mature trees to 2 sides and small fences to the others. Access via Vancouver Drive.
Size (ha)	0.27
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m ²)	Office	2,741
	Industrial	1,097
	Storage	1,097
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Vancouver Drive, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicate that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency in this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0177
Address	56A Pump Lane, Rainham
Description	Existing house on site, surrounded by residential, some trees on site.
Size (ha)	0.22
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,279
	Industrial	912
	Storage	912
Main Town Centre Uses (m ²)		
Other Uses		

Suitability		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Pump Lane, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability of the prospective access would need to be	

Suitability		
	further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon	

	amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development

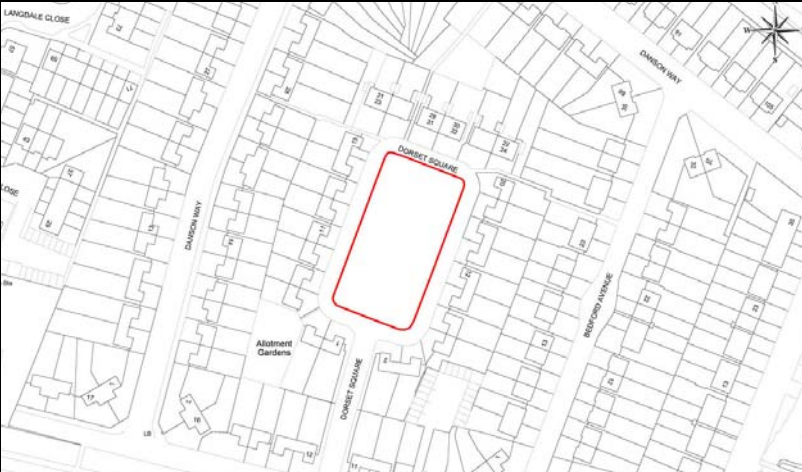
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Landowner is actively promoting the site for redevelopment.	
SLAA submission has been received for the site.	

Site	
Reference	0179
Address	Dorset Square, Rainham
Description	Flat, central amenity green space, immediately bounded by a road. Houses face onto and overlook the site. A number of trees are dotted around the perimeter.
Size (ha)	0.22
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	2,232
	Industrial	893
	Storage	893
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Dorset Square, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0182
Address	274-276 Station Road, Rainham
Description	<p>Garden plot to the rear of No.274 Station Road. Site generally overgrown and enclosed by mature planting/foliage.</p> <p>Demolition of the existing dwelling is likely to be required to enable development.</p>
Size (ha)	0.20
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,965
	Industrial	786
	Storage	786
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Station Road.	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties.	

	Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Landowner is actively promoting the site for redevelopment.	
SLAA submission has been received for the site.	

Site	
Reference	0193
Address	Petham Green, Twydall
Description	Flat amenity green space forming central amenity area to surrounding bungalows. A number of trees are dotted across the site. Access is via Petham Green.
Size (ha)	0.25
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,492
	Industrial	997
	Storage	997
Main Town Centre Uses (m ²)		
Other Uses		

Suitability – General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Petham Green, which is directly adjacent to the site. Notwithstanding the above, the suitability	

Suitability – General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability – General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0194
Address	Beechings Green, Twydall
Description	The site is located in a residential area, mainly formed of semi-detached properties with some larger detached properties present. Beechings Green borders the site to the south, east and west and Beechings Way to the north. The site comprises of a flat piece of open grassland with several mature trees.
Size (ha)	0.24
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,330
	Industrial	932
	Storage	932
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Beechings Green, which is	

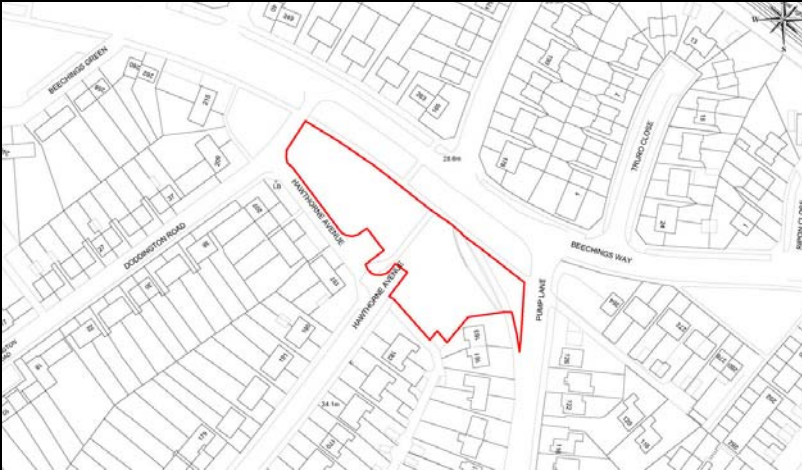
Suitability - General		
	<p>directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0195
Address	Hawthorne Avenue, Twydall
Description	Amenity green space area between separating houses from Beechings Way. Site is mainly flat with a number of mature trees.
Size (ha)	0.30
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m ²)	Office	3,161
	Industrial	1,264
	Storage	1,264
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Hawthorne Avenue, which is directly adjacent to the site. Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0196
Address	Orchard Precinct Retailing, Rainham
Description	Late 20 th century shopping precinct with large car park attached. Buildings mostly single or 2-storey and constructed from red brick. Public space with seating sits at the heart of the precinct, with pedestrian access from the High Street and Station Road. Car park access via Longley Road. Tesco supermarket and Wilkinson store act as anchors.
Size (ha)	1.35
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	40	
Employment (m ²)	Office	13,429
	Industrial	5,372
	Storage	5,372
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to	

Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Longley Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Suitability – Mixed Use


Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Availability

Site is not being actively promoted for development.	
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Achievability and Viability

Residential		
Employment		
Main Town Centre Uses		

Site	
Reference	0199
Address	Eastcourt Green (south) Twydall
Description	Slightly sloped (towards Eastcourt Lane) area of grassed amenity space. A number of trees dot the site which itself is overlooked by a number of properties on Eastcourt Green.
Size (ha)	0.32
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,265
	Industrial	1,306
	Storage	1,306
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Eastcourt Lane, which is directly adjacent to the site. Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site is unlikely to be constrained by air pollution.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham and Rainham sub-areas.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0205
Address	Vinall Park, Gillingham
Description	A pleasant rectangular shaped, flat, grassed amenity space bounded directly on 4 sides by Locarno Avenue, Cecil Avenue, Geneva Avenue and Broadway. Houses on these roads directly overlook the site. A number of trees are positioned around the edges of the site with a children's play area located in the southwest corner. Access could be made via any of the bounding roads.
Size (ha)	2.42
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	131	
Employment (m ²)	Office	24,247
	Industrial	9,699
	Storage	9,699
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> A2 	

Suitability - General		
	<ul style="list-style-type: none"> A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Broadway, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Greenspace and a Play Area. The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Rainham sub-area.	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	

Amenity	Mainly residential with few commercial uses.		
Land Use	Employment Land		
	Retail/Leisure Land		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.		

Suitability – Mixed Use			
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.		

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0208
Address	Recreation Ground, Beechings Way, Twydall
Description	Flat, grassed amenity space with a number of trees around the perimeter. The site is bounded directly by Beechings Way, Brabourne Avenue, Ruckinge Way and Lower Twydall Lane, with houses on each of these roads overlooking the site. Located in the northwest corner is a community centre, and a pavilion is located in the southeast corner. There are also 2 children's play areas, 2 hard surface ball courts and 2 grass football pitches. Access could be made from any of the adjoining roads.
Size (ha)	3.87
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	209	
Employment (m ²)	Office	38,689
	Industrial	15,476
	Storage	15,476
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	

Suitability - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	The site is situated on Beechings Way, providing suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Greenspace, Football Pitches and Play Areas.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0213
Address	352-356 Luton Road, Luton
Description	Car sales and repair garage - surrounding area commercial/residential. Industrial/commercial site to rear. Flat site with access onto Luton Road.
Size (ha)	0.31
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m ²)	Office	3,127
	Industrial	1,251
	Storage	1,251
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Luton Road.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level	

Suitability - General		
	<p>assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Much of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon	

	amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development

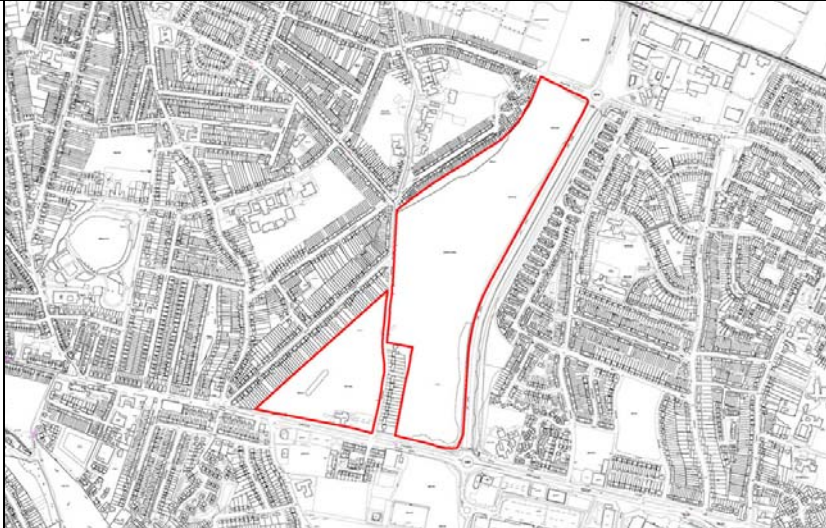
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Established mixed-use area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0214
Address	Golf Course, Woodlands Road, Gillingham
Description	Relatively flat golf course, bounded by a number of roads and houses. Numerous trees on site.
Size (ha)	31.70
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	761	
Employment (m ²)	Office	316,993
	Industrial	126,797
	Storage	126,797
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A289 • A278 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Woodlands Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	


Suitability - General		
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space but is used for recreational purposes as a private golf course.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0216
Address	Playground, Chalk Pit Hill, Chatham
Description	Sloped grass amenity space with play area and ball court. A number of small trees are dotted around the edges of the site and houses bound 3 sides. Access is currently via Hartington Street, Herbert Road and Chalk Pit Hill.
Size (ha)	0.40
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	17	
Employment (m ²)	Office	4,021
	Industrial	1,608
	Storage	1,608
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Hartington Street and Herbert Road.	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0217
Address	Sports Ground, Watling Street
Description	Relatively flat site consisting of sports pitches, clubhouse and associated grounds-keeping buildings. Site is bounded by residential development to the east and south, and a pub to the northwest corner. Access is via Darland Avenue.
Size (ha)	1.60
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	87	
Employment (m ²)	Office	16,023
	Industrial	6,409
	Storage	6,409
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Darland Avenue.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	

Suitability - General		
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Football Pitches and STP.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	


Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability		
Site is not being actively promoted for development.		

Site is not being actively promoted for development.		
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Site	
Reference	0219
Address	Borough Road, Gillingham
Description	Former employment site, now largely overgrown but with vacant industrial building in dilapidated condition at southern end. Site bounded on 3 sides by mainly 2-storey houses.
Size (ha)	0.58
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	5,800
	Industrial	2,320
	Storage	2,320
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Borough Road, which is directly adjacent to the site.	


Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Land Use	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Landowner is actively promoting the site for redevelopment.	
Planning application has been approved for residential redevelopment – MC/13/2484.	

Site	
Reference	0221
Address	Sports Ground Watling Street
Description	Large flat grassed sports ground with artificial playing surface, car parking, clubhouse and grounds-keeping facilities. A number of varying size trees are located around the site. Access is via Darland Avenue. Residential development bounds the site in the northwestern corner and western and southern edges. Gillingham Business Park is located directly to the east.
Size (ha)	12.70
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	305	
Employment (m ²)	Office	126,971
	Industrial	50,788
	Storage	50,788
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	

Suitability - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Darland Avenue.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	Site is situated within built up area.	

Suitability - General		
	Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Greenspace, Football Pitches, Rugby Pitches and STP.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Gillingham sub-area.</p>	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	

Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0224
Address	Rowland Avenue
Description	Open space with mixed trees between housing areas – some quite decorative. Some areas quite dense, looks maintained as if extension to gardens, a few benches, archway etc.
Size (ha)	0.56
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	24	
Employment (m ²)	Office	5,608
	Industrial	2,243
	Storage	2,243
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Rowland Avenue, which is	

Suitability - General		
	<p>directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0228
Address	Gillingham Park
Description	Large established picturesque park in built up residential area. Consists of main grassed area, children's play area, gardens, and a large number of mature trees.
	6.22
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	149	
Employment (m ²)	Office	62,195
	Industrial	24,878
	Storage	24,878
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A230 Maidstone Road • A278 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Oxford Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	

Suitability - General		
	rejected.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Site is within the Gillingham Park Conservation Area and therefore development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Parks and Gardens and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Gillingham sub-area.</p>	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	

Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0232
Address	Church Terrace, Luton
Description	Churchyard associated with near by Christ Church. Mostly flat site with slight slope and large retaining wall to Church Terrace. A number of trees are dotted across the site. Access is via Upper Luton Road.
Size (ha)	0.23
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,301
	Industrial	920
	Storage	920
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Upper Luton Road, which is directly adjacent to the site.	

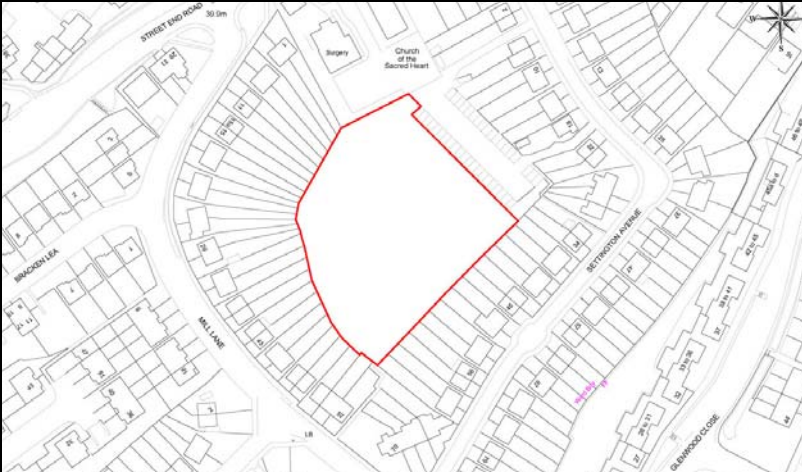
Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as a churchyard.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0233
Address	Settington Avenue, Chatham
Description	Heavily vegetated area surrounded by housing. Site appears to slope from north to south and has a number of mature trees.
Size (ha)	0.54
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	23	
Employment (m ²)	Office	5,405
	Industrial	2,162
	Storage	2,162
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	<p>The site does not have an existing designated vehicular or pedestrian access.</p> <p>It is considered unlikely that a suitable vehicular access could be created.</p>	

Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	

Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0234
Address	Brambledown, Chatham
Description	Sloped grass amenity space with a small number of trees dotted across the site. Houses in The Links, Brambledown and Fallowfield overlook the site. The site slopes southeast to northwest towards The Links. Access can be made from any of the adjoining roads.
Size (ha)	0.53
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	5,278
	Industrial	2,111
	Storage	2,111
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Brambledown, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0236
Address	Beacon Hill, Chatham
Description	Steep site with narrow access road, cliff at western end. Dense trees.
Size (ha)	0.88
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	37	
Employment (m ²)	Office	8,761
	Industrial	3,504
	Storage	3,504
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Rochester Bridge • A229 City Way • A230 Maidstone Road • A278 	

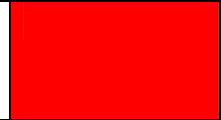
Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Beacon Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	

Suitability - General		
	rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	


Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	



Availability		
	Landowner is actively promoting the site for redevelopment.	
	SLAA site submission has been received for redevelopment.	



Site	
Reference	0237
Address	Community Centre, Stonecross Lea, Chatham
Description	Existing community centre site with large overgrown area to rear and adjoining children's play area. Site is bounded by the rear of houses on Crestway, Bankside and Rowan Lea.
Size (ha)	1.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	39	
Employment (m ²)	Office	13,315
	Industrial	5,326
	Storage	5,326
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A230 Maidstone Road • A278 	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Stonecross Lea.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	

Suitability - General		
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Site is not designated open space, however a small area of the site is designated as a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p> <p>It is also worth noting that whilst the site is not designated open space, it does act as a local amenity space.</p>	


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	

Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0238
Address	Carlton Crescent, Luton
Description	The site consists of two parcels of land to the east of North Dane Way and west of residential properties along Capstone Road and Carlton Crescent. The site slopes south to north and rises from west to east. The southern parcel of land is heavily vegetated with a range of mature and young trees. The northern site is in comparison a well-kept grass verge, with a limited number of trees on the eastern boundary.
Size (ha)	0.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,328
	Industrial	1,331
	Storage	1,331
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	

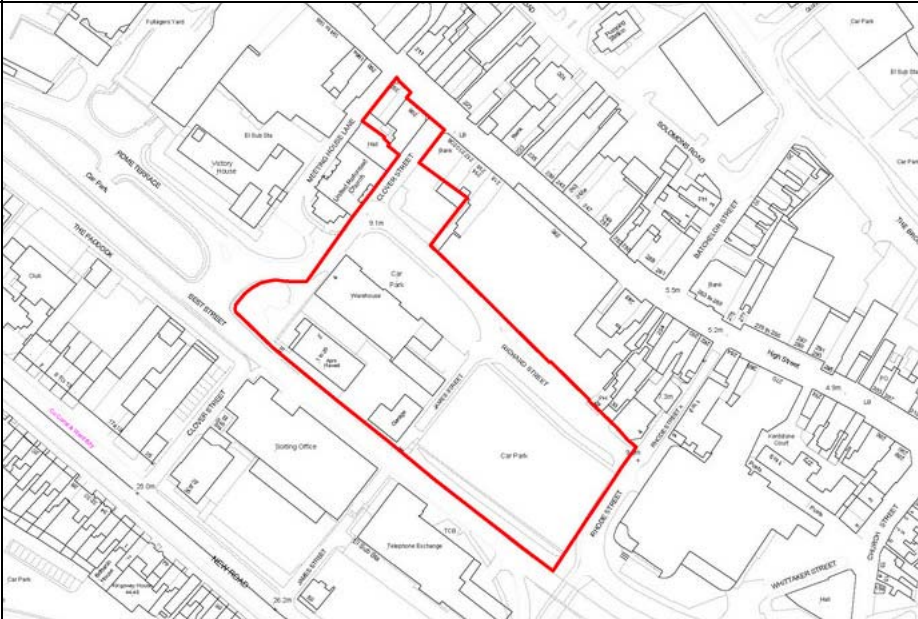
Suitability - General		
Site Access	<p>The site does not have an existing designated vehicular or pedestrian access.</p> <p>It is considered unlikely that a suitable access could be created.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0243
Address	Chatham Retailing, Clover/Richard/Rhode/High Sts
Description	<p>The site comprises four parts:</p> <ul style="list-style-type: none"> • The largest part of the site comprises a car park; • A large part of the site that is currently vacant land, which is slightly overgrown; • Fronting on to Best Street are two buildings: <ul style="list-style-type: none"> ○ A three-storey building with residential on the upper two floors and retail on the ground floor although this is vacant. ○ The second building is a car rental garage; • Fronting on to the High Street situated between Clover Street and Meeting House Lane is a part of the site, which comprises a three-storey building with retail on the ground floor, and a vacant parcel of land. <p>The site falls away slightly from Best Street down towards the High Street.</p>
Size (ha)	1.36
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham High Street / Best Street Masterplan (November 2010), Chatham Centre and Waterfront Development Brief (August 2008).
Location Plan	

Development Potential		
Residential (units)	73	
Employment (m ²)	Office	13,609
	Industrial	5,444
	Storage	5,444

Main Town Centre Uses (m ²)	
Other Uses	

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Clover Street, Richard Street and James Street.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	


Suitability - General		
	rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at a low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use		
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0245
Address	Playground, Chalk Pit Hill, Chatham
Description	Grassed amenity space and children's play area adjoining a long block of 3-storey flats. The site has a steep slope at the western edge towards Jenkins Dale with a plateau atop, beside and behind the flats where the play area is located. Rear of the site is a steep bank and cliff face up to Chalk Pit Hill. The northern edge of the site adjoins a railway line. A number of trees are located around the northern and eastern edges of the site.
Size (ha)	0.23
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,270
	Industrial	908
	Storage	908
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by	

Suitability - General		
	the developer, may be required.	
Site Access	<p>The site does not have an existing designated vehicular access.</p> <p>It is considered unlikely that a suitable access could be created.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	

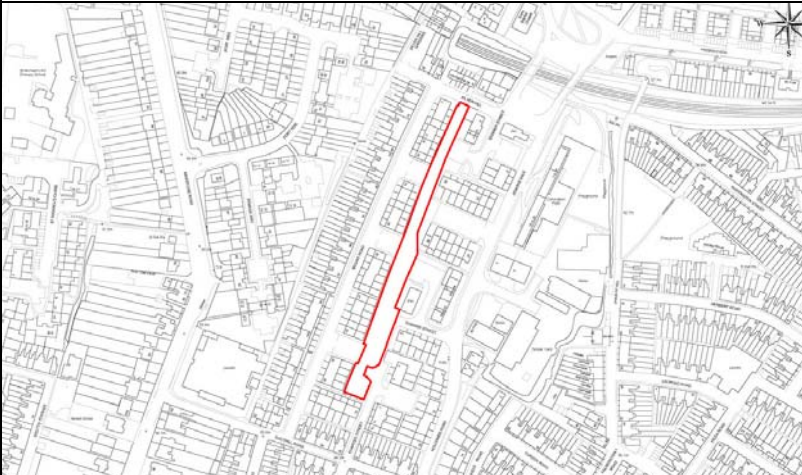
Suitability - General		
Open Space	<p>Much of the site is designated open space as a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0246
Address	Mount Road, Chatham
Description	Small green amenity space, very steep slope towards the northern end of the site, with a number of trees dotted along its length. Access could be created from Charter Street.
Size (ha)	0.31
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m ²)	Office	3,130
	Industrial	1,252
	Storage	1,252
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Charter Street, which is directly adjacent to the site.	


Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0248
Address	Dormers, 3 Upper Luton Road, Chatham
Description	House with well treed garden, some differences in levels. Slopes from Upper Luton Road up towards Chatham Hill. Access is via Upper Luton Road. Surrounded by mainly 2-storey houses.
Size (ha)	0.47
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	21	
Employment (m ²)	Office	4,724
	Industrial	1,890
	Storage	1,890
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Upper Luton Road.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level	

Suitability - General		
	<p>assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through</p>	

	sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development

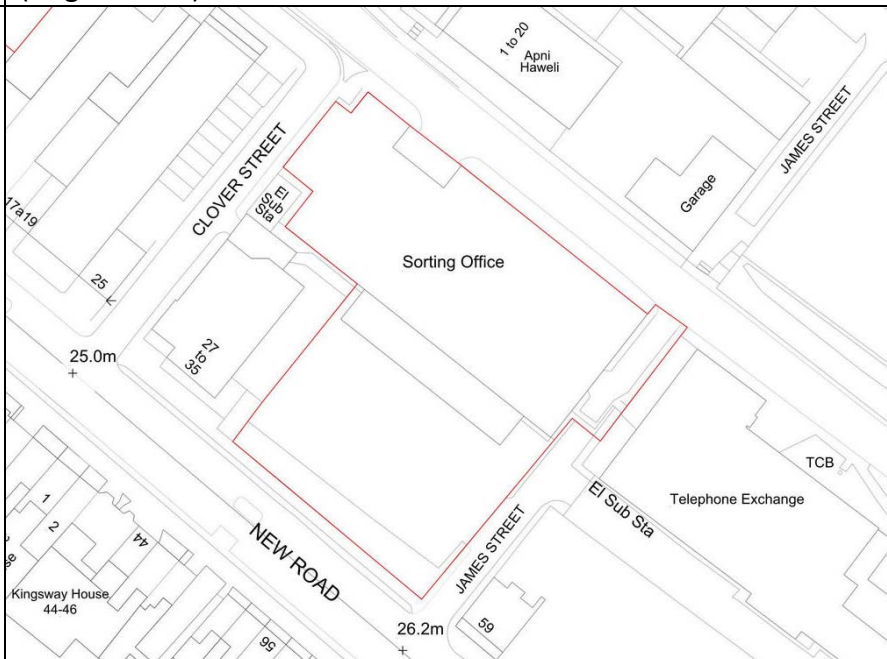
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Landowner is actively promoting the site for redevelopment.	
A planning application has been submitted for redevelopment – MC/11/1993.	

Site	
Reference	0249
Address	Sorting Office, The Paddock, Chatham
Description	Large format warehouse building. Small public entrance to New Road. Roads to all sides. Sloping site up to Best Street set lower than road, service yard to Best Street. 3 to 4 storey 1960's office block in top corner of site. Parking area for PO vans.
Size (ha)	0.39
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham High Street / Best Street Masterplan (November 2010), Chatham Centre and Waterfront Development Brief (August 2008).
Location Plan	

Development Potential		
Residential (units)	25	
Employment (m ²)	Office	3,762
	Industrial	1,505
	Storage	1,505
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban	

Suitability - General		
	<p>distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present. Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via New Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to the New Road, Chatham Conservation Area and development may thereby impact upon this designated heritage asset.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Suitability – Economic Development

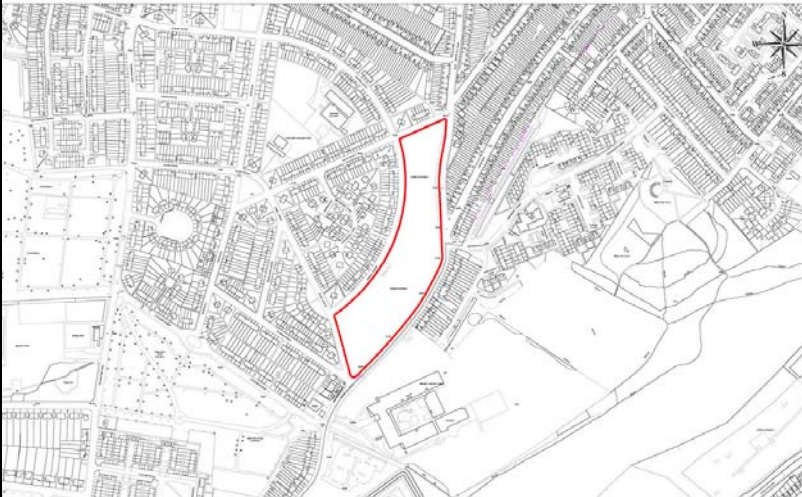
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	
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Availability

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0251
Address	Allotments, Magpie Hall Road, Chatham
Description	Large, well-occupied allotment garden in built up residential area. The site is sloped west to east from Symons Avenue down towards Magpie Hall Road. Properties on both of these roads overlook the site, more so the properties in Symons Avenue due to the more elevated position. Access is via Symons Avenue.
Size (ha)	2.95
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	85	
Employment (m ²)	Office	29,479
	Industrial	11,792
	Storage	11,792
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Symons Avenue, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	


Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Allotments. The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not currently employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0252
Address	Sports Ground, Bournville Avenue, Chatham
Description	<p>Flat, mainly grassed sports ground and amenity space including bowling green, tennis courts, football pitch, children's play area, outdoor gym, football stadium and car parking.</p> <p>Site has numerous mature trees throughout and is bordered by churchyards to the north and east, and housing to the south and west boundaries.</p>
Size (ha)	5.08
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	122	
Employment (m ²)	Office	50,773
	Industrial	20,309
	Storage	20,309
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:	

Suitability - General		
	<ul style="list-style-type: none"> A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Bourneville Avenue.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a</p>	

Suitability - General		
	detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Greenspace, Football Pitches, Tennis Courts, Bowling Greens and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	


Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0255
Address	Jackson Recreation Ground, Rochester
Description	Large expanse of green space forming a triangular shape between City Way, New Road and Boundary Road and positioned on an elevated location overlooking the River Medway. At the centre of the site (but not part of the site) is Fort Pitt Grammar School, University for the Creative Arts and a small housing development. The site itself consists a number of uses, including a skate park, amenity space, school playing field, tennis courts, bowling greens, children's play areas and football pitches. Much of the site is relatively level; however the northern edge tends to slope away more steeply towards New Road. Access can be made from a number of different roads, including New Road, City Way, Fort Pitt Hill and Boundary Road. A large number of trees are located around the site.
Size (ha)	18.89
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	462	
Employment (m ²)	Office	192,459
	Industrial	76,983
	Storage	76,983
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Rochester Bridge • A229 City Way • A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via City Way and New Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	Natural England guidance (Impact Risk Zones) indicates that development of this	

Suitability - General		
	<p>site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Part of the site is designated open space as Parks and Gardens, Tennis Courts, Bowling Greens and Play Areas.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p> <p>Much of the site however is not designated open space but is used for recreational purposes as a school playing field.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0258
Address	Playing Field, Rosebery Road, Chatham
Description	Flat, grassed amenity space bounded by the rear of houses on Pattens Gardens, Beresford Avenue, Balfour Road and Lansdowne Road. The site is mostly made up of a playing field (including football pitch) and a children's play area. The site is overlooked by properties on Rosebery Road, which also provides the access.
Size (ha)	1.26
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	68	
Employment (m ²)	Office	12,678
	Industrial	5,071
	Storage	5,071
Main Town Centre Uses (m ²)		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Rosebery Road, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace and Football Pitches.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0263
Address	Clarence Gardens, Borstal Road, Rochester
Description	Steep grass bank sloping down towards the River Medway from St Margaret's Street. Part of the site incorporates the defensive ditch leading from the former Fort Clarence down to the river. There are a number of trees across the site. Access is via St Margaret's Street.
Size (ha)	1.04
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	30	
Employment (m ²)	Office	10,395
	Industrial	4,158
	Storage	4,158
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Borstal Road, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Land Use	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0264
Address	Sports Ground, Bush Road, Cuxton
Description	Relatively flat grassed amenity green space with football pitch. The site is overlooked by the rear of properties on Ladywood Road and the sides of properties on Bush Road. Trees are located around the perimeter. Access is via Bush Road.
Size (ha)	1.41
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	41	
Employment (m ²)	Office	14,123
	Industrial	5,649
	Storage	5,649
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these</p>	

Suitability - General		
	<p>congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Bush Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	Site is situated within built up area.	

Suitability - General		
	Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as Amenity Greenspace.	

Suitability – Housing		
Flood Risk	Level of flood risk on the site is considered acceptable.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	

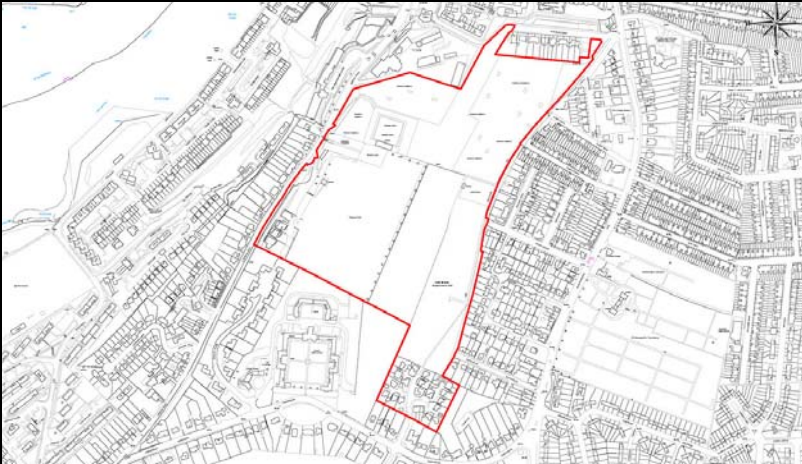
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0265
Address	Watts Meadow, Rochester
Description	Large, flat site consisting of a number of different uses including allotments, school playing field, tennis courts and a bowling green. A large number of trees are present on the site, which on the whole is surrounded by residential development. Access is via Borstal Road or Ethelbert Road.
Size (ha)	14.29
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	343	
Employment (m ²)	Office	142,941
	Industrial	57,177
	Storage	57,177
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Borstal Road.	
Ecological Potential	An ecological survey of the site has not	

Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>Much of the site is designated open space as Natural Greenspace, Tennis Courts, Bowling Green, Cemetery, Allotments and Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Rochester sub-area.</p> <p>The rest of the site is not designated open space but is used for recreational purposes as a School Field.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0266
Address	Manor Lane, Borstal
Description	A relatively flat, mainly grassed site adjacent to the River Medway. Most of the site is in use as sports pitches and open space and is divided into 3 main sections by trees and overgrown scrub. A children's play area occupies a small section against the western edge. Housing and flats back onto the site to the south and eastern boundaries. Access is via Manor Lane.
Size (ha)	7.16
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	171	
Employment (m ²)	Office	71,151
	Industrial	28,460
	Storage	28,460
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: <ul style="list-style-type: none"> A2 	

Suitability - General		
	<ul style="list-style-type: none"> Rochester Bridge <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Manor Lane, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	


Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Greenspace, Football Pitches and a Play Area. The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.	

Suitability – Housing		
Flood Risk	Level of flood risk on the site is considered acceptable.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0267
Address	Friston Way, Rochester
Description	Flat, grassed amenity space mostly surrounded by housing. A children's play area occupies part of the site. A number of trees are dotted around the perimeter and access is via Friston Way.
Size (ha)	1.47
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	79	
Employment (m ²)	Office	14,718
	Industrial	5,887
	Storage	5,887
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A229 City Way • A230 Maidstone Road <p>Whilst it is possible that strategic</p>	

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Friston Way, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Amenity Space and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	

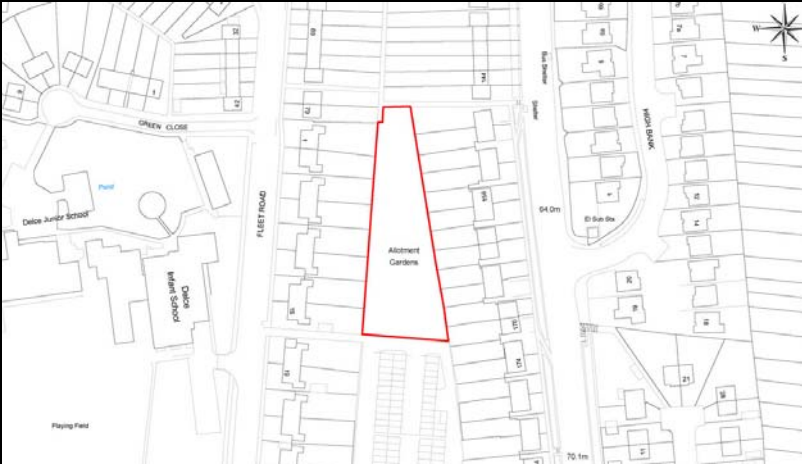
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0268
Address	Allotments, Fleet Road, Rochester
Description	A rectangular piece of land sloping down from east to west. Site is presently grassland and several mature trees. It is surrounded by residential properties consisting of two storey semi-detached properties. A single width access road is provided from Fleet Road (west).
Size (ha)	0.22
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	2,160
	Industrial	864
	Storage	864
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site does not have an existing designated vehicular access.	

Suitability - General		
	It is considered unlikely that a suitable access could be created.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0270
Address	Fleet Road, Rochester
Description	Grassed, amenity space surrounded on all sides by residential development. A number of trees positioned around the site. Pedestrian access is via Fleet Road.
Size (ha)	0.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,267
	Industrial	1,307
	Storage	1,307
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site does not have an existing designated vehicular access.	
	It is considered unlikely that a suitable access could be created.	


Suitability - General		
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Natural Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Land Use	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0271
Address	Allotments, Anchor Road, Rochester
Description	Small allotment site bounded on all sides by residential development. No vehicular access. Pedestrian access is via Anchor Road.
Size (ha)	0.18
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,809
	Industrial	724
	Storage	724
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site does not have an existing designated vehicular or pedestrian access. It is considered unlikely that a suitable	


Suitability - General		
	access could be created.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0274
Address	Allotments, City Way, Rochester
Description	Allotment site located between St John Fisher School playing field and Fort Pitt military cemetery. Houses at Elmhurst Gardens side onto the eastern edge of the site. Pedestrian only access via City Way. Trees are located around the perimeter.
Size (ha)	0.60
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	25	
Employment (m ²)	Office	6,021
	Industrial	2,408
	Storage	2,408
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to City Way, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Allotments.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0276
Address	Adj to 84 Priestfields, Rochester
Description	Flat, grassed amenity space on corner of Priestfields and Maidstone Road. The site is enclosed by a small fence and has a number of mature trees.
Size (ha)	0.21
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2	
Employment (m ²)	Office	2,118
	Industrial	847
	Storage	847
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Priestfields, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	

Suitability - General		
	of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0279
Address	Golding Close, Rochester
Description	Flat, grassed amenity space with a children's play area at the western end. A number of small trees are located across the site. Properties on Golding Close bound and overlook the site. Access is via Golding Close.
Size (ha)	0.44
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	19	
Employment (m ²)	Office	4,445
	Industrial	1,778
	Storage	1,778
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Golding Close, which is directly adjacent to the site.	

Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0282
Address	Sir Evelyn Road, Rochester
Description	Flat, thin strip of land adjacent to prison perimeter wall. Mostly grassed with houses on Sir Evelyn Road backing onto the site.
Size (ha)	1.54
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	83	
Employment (m ²)	Office	15,445
	Industrial	6,178
	Storage	6,178
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on</p>	

Suitability - General		
	<p>the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Sir Evelyn Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area. Development is unlikely to have a</p>	


Suitability - General		
	detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0283
Address	Sports Ground, Sir Cloudesley Close, Rochester
Description	Flat, grassed amenity space with cricket pitches, car parking, clubhouse and grounds keeping facilities. Houses on Valley View Road and Trevale Road back onto the site, and a small number on Cloudesley Close overlook it directly. Access is via Cloudesley Close.
Size (ha)	1.98
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	107	
Employment (m ²)	Office	19,827
	Industrial	7,931
	Storage	7,931
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots. Whilst it is possible that strategic	

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Sir Cloudesley Close.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact	


Suitability - General		
	upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>The site is designated open space as Cricket Pitches.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0286
Address	Sir Evelyn Road, Rochester
Description	A flat site currently consisting of an area of open grassland with saplings to the east and a car park to the west.
Size (ha)	0.66
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	28	
Employment (m ²)	Office	6,669
	Industrial	2,668
	Storage	2,668
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	The site is situated on Sir Evelyn Road, providing suitable vehicular access.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or	

Suitability - General		
	<p>habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

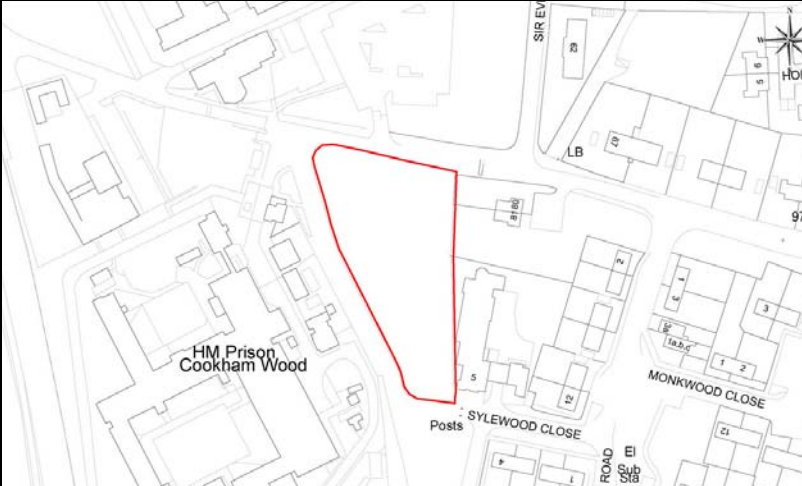
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have</p>	

	implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0287
Address	Sir Evelyn Road, Rochester
Description	Flat open space with trees around the perimeter. Access is via Sir Evelyn Road.
Size (ha)	0.36
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	15	
Employment (m ²)	Office	3,671
	Industrial	1,468
	Storage	1,468
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Sir Evelyn Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be</p>	

Suitability - General		
	further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is	

	likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Land Use	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0288
Address	Maidstone Road, Rochester
Description	Small green amenity strip sloping steeply from Maidstone Road to lower access road serving the houses (may also be called Maidstone Road). A number of trees are located along the full length of the site.
Size (ha)	0.66
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	28	
Employment (m ²)	Office	6,634
	Industrial	2,654
	Storage	2,654
Main Town Centre Uses (m ²)		
Other Uses		

Suitability – General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Maidstone Road, which is directly adjacent to the site.	

Suitability – General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site has steep gradients that would make the site difficult to develop.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is	

	likely that this could be mitigated.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development

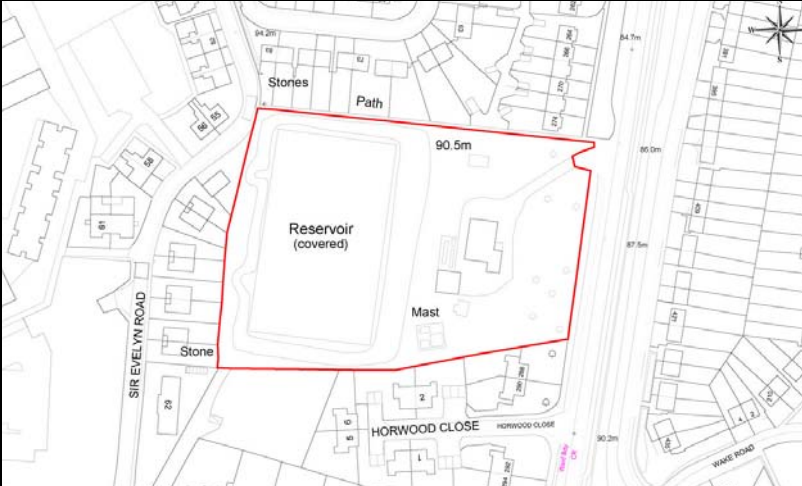
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0292
Address	Reservoir, Maidstone Road, Rochester
Description	Covered reservoir and brick building on site. Slight slope towards Maidstone Road.
Size (ha)	1.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	72	
Employment (m ²)	Office	13,329
	Industrial	5,332
	Storage	5,332
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p>	

Suitability - General		
	<p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Maidstone Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	


Suitability - General		
Site Developability	The site is understood to be in use as a reservoir the existing use would make it unsuitable for development.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	293
Address	Disused Pit, rear of Mansel Drive, Borstal
Description	Former quarry/pit with steep sloping sides. Surrounded on 3 sides by residential and playing field on the fourth.
Size (ha)	1.03
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	30	
Employment (m ²)	Office	10,254
	Industrial	4,102
	Storage	4,102
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Mercury Close, which is directly adjacent to the site. Notwithstanding the above, the suitability of the prospective access would need to be	


Suitability - General		
	further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	Whilst the site is subject to some development abnormalities being situated at the bottom of a pit, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0295
Address	Fort Borstal
Description	The site is a long thin rectangular piece of land between Rochester Prison and Fort Borstal. It is presently open grassland.
Size (ha)	1.67
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	48	
Employment (m ²)	Office	16,677
	Industrial	6,671
	Storage	6,671
Main Town Centre Uses (m ²)		
Other Uses		

Suitability – General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades</p>	

Suitability – General		
	<p>planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Sir Evelyn Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	


Suitability – General		
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0296
Address	Hill Road, Borstal
Description	Triangular piece of land between prison, Fort Borstal and residential properties, currently open space.
Size (ha)	1.47
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	43	
Employment (m ²)	Office	14,706
	Industrial	5,882
	Storage	5,882
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades</p>	

Suitability - General		
	<p>planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Sir Evelyn Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a</p>	


Suitability - General		
	detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0298
Address	Priestfields Recreation Ground, Rochester
Description	Large grassed open space site. Much is used as playing fields by the nearby schools, the rest is amenity space and sports pitches. There are also hard surface ball courts, artificial surface pitches, car park parking, a club house and children's play area. Access is via Priestfields. Much of the perimeter of the site has large mature trees. Trees also divide the school site from the public space. 2-storey housing bound most of the site.
Size (ha)	19.60
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	231	
Employment (m ²)	Office	96,200
	Industrial	38,480
	Storage	38,480
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of congestion hotspots.	

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Priestfields.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued</p>	

Suitability - General		
	landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Much of the site is not designated open space but is used for recreational purposes as a school playing field.</p> <p>The rest of the site is designated open space as Rugby Pitches, Football Pitches, STP, a Play Area and Amenity Greenspace.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Rochester sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	

Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Availability		
Site is not being actively promoted for development.		