

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

**Volume 3:  
Sites 300 - 797**

## Volume 3:

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Site	
Reference	0300
Address	Adj 89 Kenilworth Drive, Rainham
Description	Small, relatively flat grassed area with trees. Access via Kenilworth Drive. Surrounded by the rear of 2-storey houses on adjoining roads.
Size (ha)	0.16
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m <sup>2</sup> )	Office	1,637
	Industrial	655
	Storage	655
Main Town Centre Uses (m <sup>2</sup> )		
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 Kenilworth Drive, 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.	
Open Space	Site is not designated open space but the site performs a recreational and amenity function which would make it unsuitable for development.	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0303
Address	The Platters, Rainham
Description	End of gardens, wooded, flat, bordering road.
Size (ha)	0.55
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m <sup>2</sup> )	Office	5,556
	Industrial	2,222
	Storage	2,222
Main Town Centre Uses (m <sup>2</sup> )		
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	<p>It is likely a suitable vehicular access could be created on to The Goldings, 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</p>	

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	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.	
Land Use	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		



Site	
Reference	0308
Address	Chesham Drive, Rainham
Description	Mainly flat area of grassed amenity green space. Trees along one edge towards the rear of the houses on Barleycorn Drive. 2-storey houses surround the site. Access is via Ploughmans Way and Sutherland Gardens.
Size (ha)	0.31
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m <sup>2</sup> )	Office	3,152
	Industrial	1,261
	Storage	1,261
Main Town Centre Uses (m <sup>2</sup> )		
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 Chesham 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) 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 Natural 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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0309
Address	Silverspot Wood, Mierscourt Road, Parkwood
Description	Area of flat woodland on the corner of Mierscourt Road and Harvesters Close. 2-storey houses on Nightingale Close back onto the site. Access is via Harvesters Close or Mierscourt Road.
Size (ha)	0.56
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	24	
Employment (m <sup>2</sup> )	Office	5,665
	Industrial	2,266
	Storage	2,266
Main Town Centre Uses (m <sup>2</sup> )		
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 harvesters 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	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>Part of 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 Rainham sub-area.</p> <p>The other part of the site however 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 sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Site is not being actively promoted for development.	



Site	
Reference	310
Address	Callams Scrubs, Rainham
Description	Thin rectangular piece of woodland set between residential properties along Lonsdale Road and Harvester Close.
Size (ha)	0.56
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	24	
Employment (m <sup>2</sup> )	Office	5,643
	Industrial	2,257
	Storage	2,257
Main Town Centre Uses (m <sup>2</sup> )		
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 Ploughmans Way, 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.	


Suitability - General		
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 Rainham sub-area.</p>	
Employment Land	Site is not designated employment land.	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0318
Address	Rainham Park, Parkwood
Description	Relatively flat, grassed amenity space with a large number of mature trees across the site. At the centre of the site is a children's play area. 2-storey housing adjoins the south and west boundaries. A restaurant, community centre and church bound the northern edge, as part of Parkwood Green. Access is from Deanwood Drive.
Size (ha)	2.86
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	155	
Employment (m <sup>2</sup> )	Office	28,688
	Industrial	11,475
	Storage	11,475
Main Town Centre Uses (m <sup>2</sup> )		
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 Deanwood Drive, 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	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.	

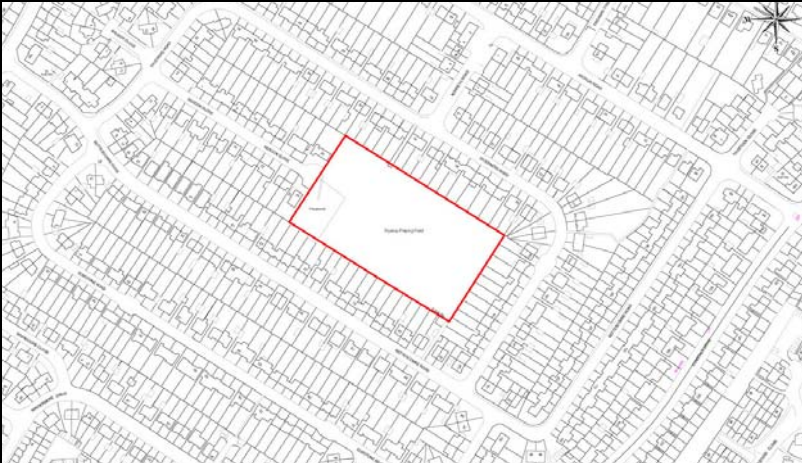
Suitability - General		
Open Space	<p>The site is designated open space as Amenity Greenspace and Play Areas.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0320
Address	Ryetop Playing Field, Rainham
Description	Flat, grassed play area surrounded by 2-storey housing. A children's play area is located to the western corner. Access is via Beacon Close.
Size (ha)	1.26
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	68	
Employment (m <sup>2</sup> )	Office	12,662
	Industrial	5,065
	Storage	5,065
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A278</li> </ul> <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 Beacon Close, 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	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 a Play Area.</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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	




<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.	
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Site	
Reference	0321
Address	The Mailyns, Rainham
Description	Flat, grassed amenity space with a number of trees dispersed across the site. A mix of single and 2-storey housing bounds the site. A children's play area is located in the northwest corner. Access is via The Mailyns.
Size (ha)	1.24
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	36	
Employment (m <sup>2</sup> )	Office	12,406
	Industrial	4,962
	Storage	4,962
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A278</li> </ul> <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 The Mailyns, 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 Parks and Gardens and a Play Area.</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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	


<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.	
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Site	
Reference	322
Address	Moor Park Close, Rainham
Description	The site is to the south east of Rainham on the edge of the urban boundary and to the west of Meresborough Road. To the north is a dense band of woodland. It is a flat site that is presently overgrown woodland. A public footpath is located the south.
Size (ha)	0.24
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m <sup>2</sup> )	Office	2,480
	Industrial	992
	Storage	992
Main Town Centre Uses (m <sup>2</sup> )		
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 Moor Park Close, 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>The site is situated outside of the built up area, with an area of locally valued landscape of the Moor Street Farmland, 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 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	

Suitability - General		
	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>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Site is not being actively promoted for development.		



Site	
Reference	0323
Address	Craigie Walk, Mierscourt Road, Parkwood
Description	Amenity space with a good number of trees across the whole site. The site is bounded on all sides by housing. Access is via Mierscourt Road.
Size (ha)	0.96
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	40	
Employment (m <sup>2</sup> )	Office	9,602
	Industrial	3,841
	Storage	3,841
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A278</li> </ul> <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 Mierscourt 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	Much of the site is designated Ancient Woodland and therefore considered unsuitable for development.	
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.	


Suitability - General		
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 Natural 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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0325
Address	Mierscourt Road, Parkwood
Description	Grassed amenity space sloping from Mierscourt Road down towards Mossy Glade. A number of trees are dotted around the site, which is overlooked by 2-storey housing to 3 sides. Access is from Glistening Glade.
Size (ha)	0.61
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	26	
Employment (m <sup>2</sup> )	Office	6,119
	Industrial	2,448
	Storage	2,448
Main Town Centre Uses (m <sup>2</sup> )		
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 Glistening Glade, 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 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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0327
Address	Adj 52 Mierscourt Road, Rainham
Description	Relatively flat, grassed amenity space with children's play area positioned on the southeastern edge adjoining Mierscourt Road. 2-storey housing bound 2 sides of the side, access is via Mierscourt Road. A number of trees are dotted around the site.
Size (ha)	0.80
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	30	
Employment (m <sup>2</sup> )	Office	7,200
	Industrial	2,880
	Storage	2,880
Main Town Centre Uses (m <sup>2</sup> )		
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 Mierscourt 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	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.	

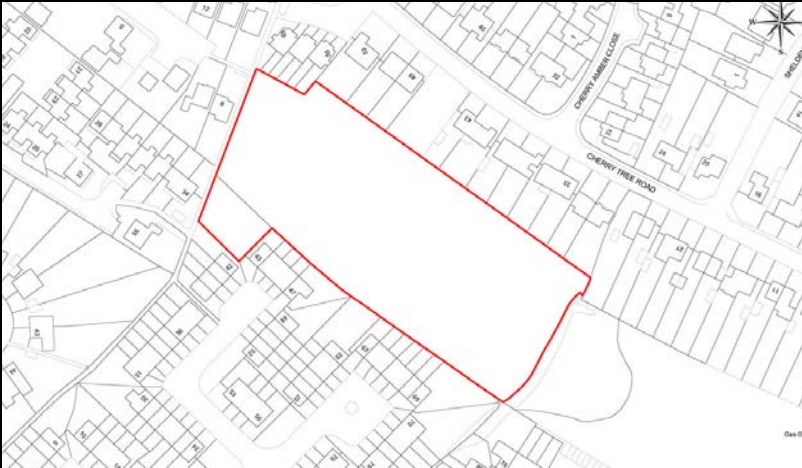
Suitability - General		
Open Space	<p>There is a small portion of the site that is designated as a Play Area and the remainder of the site, although not designated, performs a recreational/amenity function.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the 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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0328
Address	Gatekeeper Chase, Rainham
Description	Mainly flat amenity green space covered with a good number of trees and scrub. Bounded on 3 sides by 2-storey housing. Access is via Cherry Tree Road.
Size (ha)	0.95
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	40	
Employment (m <sup>2</sup> )	Office	9,573
	Industrial	3,829
	Storage	3,829
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A278</li> </ul> <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 Cherry Tree 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	<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 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	

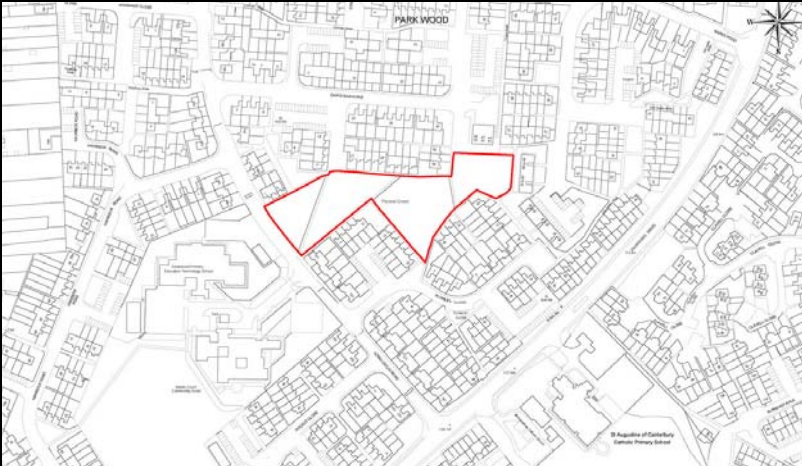
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.	
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Site	
Reference	0330
Address	Peverel Green, Parkwood
Description	Flat, grassed amenity space with a number of mature trees across the site. 2-storey housing bounds most of the site, with access available from Long Catlis Road.
Size (ha)	0.78
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	33	
Employment (m <sup>2</sup> )	Office	7,812
	Industrial	3,125
	Storage	3,125
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A278</li> </ul> <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 Long Catlis 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	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 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	


<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.	
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Site	
Reference	0336
Address	Whitegate Wood, Hempstead
Description	A long thin piece of land to the west of Hempstead Valley Drive, north west of the Hempstead Valley Shopping Centre and east of residential properties in Hempstead. It is densely wooded with mature trees and vegetation.
Size (ha)	2.81
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	82	
Employment (m <sup>2</sup> )	Office	28,140
	Industrial	11,256
	Storage	11,256
Main Town Centre Uses (m <sup>2</sup> )		
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 identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A278</li> </ul> <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 Hempstead Valley Drive, 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	Much of the site is designated Ancient Woodland and therefore considered unsuitable for development.	
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.	


Suitability - General		
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 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0337
Address	Playing Field, Harrow Road, Hempstead
Description	Large flat, grassed amenity space with a perimeter lined by mature trees and more trees in the centre. 2-storey housing bounds the site on all sides. Access is via Hempstead Road. A play area occupies the southeast corner of the site.
Size (ha)	3.97
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	115	
Employment (m <sup>2</sup> )	Office	39,733
	Industrial	15,893
	Storage	15,893
Main Town Centre Uses (m <sup>2</sup> )		
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 identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A278</li> </ul> <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 Hempstead 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>	

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	<p>The site is designated open space as Amenity Greenspace, Football Pitches and 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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Site is not being actively promoted for development.	
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Site	
Reference	0339
Address	Wigmore Park
Description	The site comprises a large area of open space situated within a mature residential area. The site is bound by housing on all sides (Fairview Avenue, Bredhurst Road, Wigmore Road, Chamberlain Court).
Size (ha)	3.09
Relevant Policy Guidance	-
Location Plan	

Development Potential		
Residential (units)	90	
Employment (m <sup>2</sup> )	Office	30,885
	Industrial	12,345
	Storage	12,345
Main Town Centre Uses		
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 identified congestion hotspots including in particular A278 Hoath Way.</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 Wigmore Road, Bredhurst Road and Fairview Avenue, 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 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	<p>The site is designated open space as Parks and Gardens, a Play Area and Tennis Courts.</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.	
<b>Overall</b>	The site is considered unsuitable for residential development since it is designated open space and has poor public transport opportunities.	

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


Amenity	Mainly residential with few commercial uses.	
<b>Overall</b>	The site is considered unsuitable for economic development since it is designated open space, has poor public transport opportunities and is within a predominantly residential area.	

#### Suitability – Mixed Use

<b>Overall</b>	The site is considered unsuitable for mixed-use development.	
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#### Availability

Site is not being actively promoted for development.	
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Site	
Reference	0345
Address	Playing Field, Wigmore Road, Wigmore
Description	Large playing field, surrounded by mainly 2-storey residential properties. Access is via Wigmore Road.
Size (ha)	7.11
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	171	
Employment (m <sup>2</sup> )	Office	71,070
	Industrial	28,430
	Storage	28,430
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A278</li> </ul> <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 Wigmore 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 is likely to be deliverable.	


<b>Suitability - General</b>		
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 a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rainham sub-area.</p>	

<b>Suitability – Housing</b>		
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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	346
Address	Wigmore Reservoir & Pumping Station, Wigmore
Description	Flat site with a raised reservoir and several associated buildings on site. Site has access from Eleanor Court and fronts onto Maidstone Road.
Size (ha)	1.348
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	73	
Employment (m <sup>2</sup> )	Office	13,530
	Industrial	5,410
	Storage	5,410
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>A278</li> </ul> <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 Maidstone 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.	


<b>Suitability - General</b>		
	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.	

<b>Suitability – Housing</b>		
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.	
<b>Overall Residential</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	351
Address	Rear of Wigmore Reservoir, Wigmore Road, Wigmore
Description	Flat open grassland with a gated access to Wigmore Road.
Size (ha)	0.4875
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	20	
Employment (m <sup>2</sup> )	Office	4,875
	Industrial	1,950
	Storage	1,960
Main Town Centre Uses (m <sup>2</sup> )		
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 Wigmore 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	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	Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.  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 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 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.	
<b>Overall Residential</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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	352
Address	North Field, Halling
Description	Site is located adjacent to the new housing development of St Andrews Park and is identified within the planning application for St Andrews Park as an area of open space. The site slopes gently to the south-east and is bounded by a number of mature trees. Much of the site is overgrown. Access could be created through the St Andrews Park development or onto Formby Road.
Size (ha)	6.65 (part of wider site 80.79 with Planning Permission)
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	193	
Employment (m <sup>2</sup> )	Office	66,500
	Industrial	26,600
	Storage	26,600
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

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

Suitability - General		
Accessibility	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.</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> <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 Formby 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	Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.	

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	<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	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 on the edge of a built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space, however it has been identified in planning application MC/12/1791 (neighbouring development) as an informal open space, trim trail and pedestrian footpaths.	

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.	

<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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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 with few commercial uses.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

#### **Suitability – Mixed Use**

<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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#### **Availability**

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

Site	
Reference	353
Address	Walderslade Village
Description	Large, densely wooded area of open space situated between Dargets Road and Boxley Road. Residential properties back on to all sides of the site. Site is known as Dargets Wood.
Size (ha)	3.971
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	265	
Employment (m <sup>2</sup> )	Office	39,740
	Industrial	15,895
	Storage	15,895
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A229 City Way</li> </ul> <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 Dargets 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</p>	



Suitability - General		
	Development Management process, before development could be supported or rejected.	
Designated Habitats	<p>The site is adjacent to Ancient Woodland.</p> <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>Whilst the site is situated within the built up area, the landscape is considered sensitive.</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	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	Much of the site is designated open space as Natural 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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall Residential</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	356
Address	Weybridge Close, Lordswood
Description	A flat piece of grassland with sporadic tree cover. It is surrounded by two semi-detached and terrace properties along Kingston Crescent and Weybridge Close. Access to the site is via Weybridge Close.
Size (ha)	0.1588
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2	
Employment (m <sup>2</sup> )	Office	1580
	Industrial	635
	Storage	635
Main Town Centre Uses (m <sup>2</sup> )		
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 Weybridge 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	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.	

<b>Suitability – Housing</b>		
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.	
<b>Overall Residential</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		


<b>Achievability and Viability</b>		
Residential		
Employment		
Main Town Centre Uses		

<b>Suitability</b>		
Facilities & Services Accessibility		
Public Transport Accessibility		
Strategic Highway Network Accessibility		
Site Access		
Ecological Potential		
Designated Habitats		
Landscape		
Heritage		
Flood Risk		
Air Quality		
Noise		
Contamination		
Site Developability		
Amenity/Overlooking		
Agricultural Land		
Open Space		
Employment Land		
<b>Overall Suitability</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Availability</b>	
Landowner is unknown. Landowner intentions are unknown.	

<b>Achievability and Viability</b>	

<b>Development Potential</b>		
<i>Residential</i>	<i>Density</i>	<i>Calculated Capacity</i>
	11dph	2 units
<i>Commercial</i>		
<i>Industrial</i>		
<i>Town Centre Use</i>		

Site	
Reference	361
Address	Rudge Close, Lordswood
Description	Small green amenity space.
Size (ha)	0.2686
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	11	
Employment (m <sup>2</sup> )	Office	2660
	Industrial	1065
	Storage	1065
Main Town Centre Uses (m <sup>2</sup> )		
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 Rudge Close, 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</p>	

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 not designated open space although it performs a recreational/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	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
<b>Overall Residential</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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	362
Address	Albermarle Road, Lordswood
Description	Small green amenity space between Albermarle Road and adjoining 2-storey residential properties.
Size (ha)	0.20
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m <sup>2</sup> )	Office	1965
	Industrial	790
	Storage	790
Main Town Centre Uses (m <sup>2</sup> )		
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 is situated on Albermarle 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 habitats cannot be established at this stage.	

Suitability - General		
	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 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	The site is not designated open space but performs a recreational/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	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Economic Development**

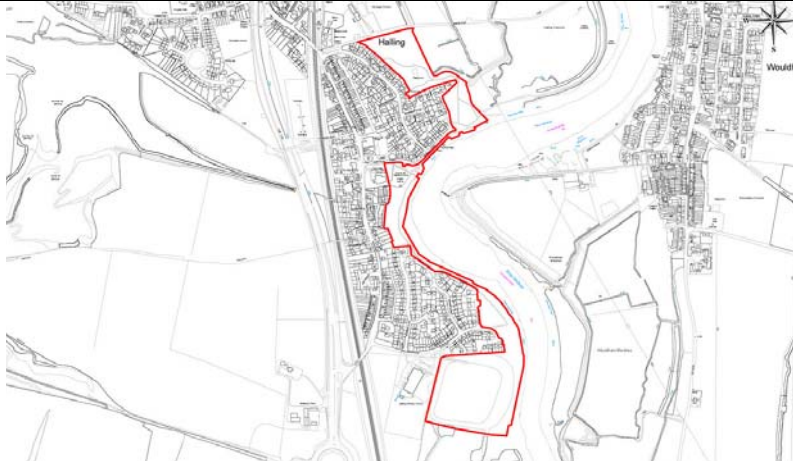
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless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

#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.	
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Site	
Reference	363
Address	Halling
Description	Several interconnected parcel of open space that run adjacent to the river, to the rear of Halling.
Size (ha)	8.81
Relevant Policy Guidance	-
Location Plan	

Development Potential		
Residential (units)	212	
Employment (m <sup>2</sup> )	Office	
	Industrial	
	Storage	
Main Town Centre Uses (m <sup>2</sup> )		

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 identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A228</li> </ul> <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	<p>It is likely a suitable vehicular access could be created on to Marsh Road and Howlesmere 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 rejected.</p>	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape Halling Marshes, which is</p>	

Suitability - General		
	<p>considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to Bishop's Palace Scheduled Ancient Monument and the Halling 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 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>The site is designated open space as Amenity Greenspace, a football pitch and a play area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of Play Areas and Football Pitches in the Strood and Rural sub-area, however there is a surplus of Amenity Greenspace.</p>	

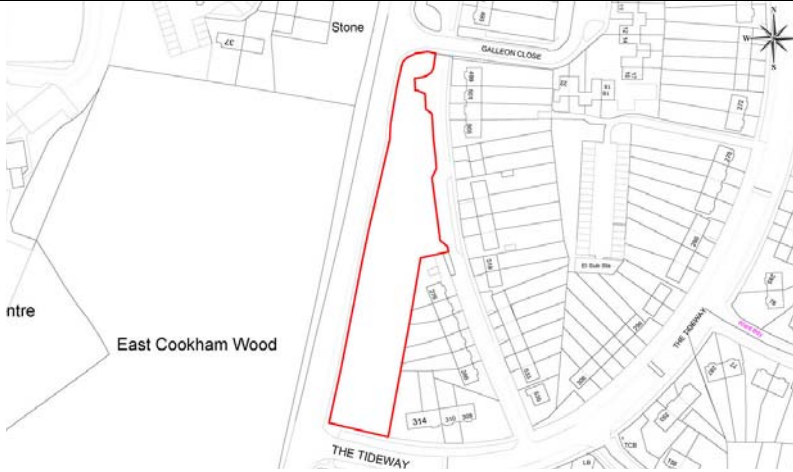
<b>Suitability – Housing</b>		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	The site 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.	
<b>Overall Residential</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		



Site	
Reference	365
Address	Maidstone Road, Rochester
Description	The site comprises a strip of woodland situated on the edge of a mature residential area, situated to the east.
Size (ha)	0.3438
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m <sup>2</sup> )	Office	3438
	Industrial	1375
	Storage	1375
Main Town Centre Uses (m <sup>2</sup> )		

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 Maidstone 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</p>	


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 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 but performs a recreational/amenity function.	

<b>Suitability – Housing</b>		
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.	
<b>Overall Residential</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0368
Address	Tobruk Way, Chatham
Description	Small green amenity space situated within a mature residential area. Residential properties are situated directly adjacent to the site on all sides.
Size (ha)	0.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m <sup>2</sup> )	Office	3,295
	Industrial	1,320
	Storage	1,320
Main Town Centre Uses (m <sup>2</sup> )		
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 Tobruk Way, 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.	

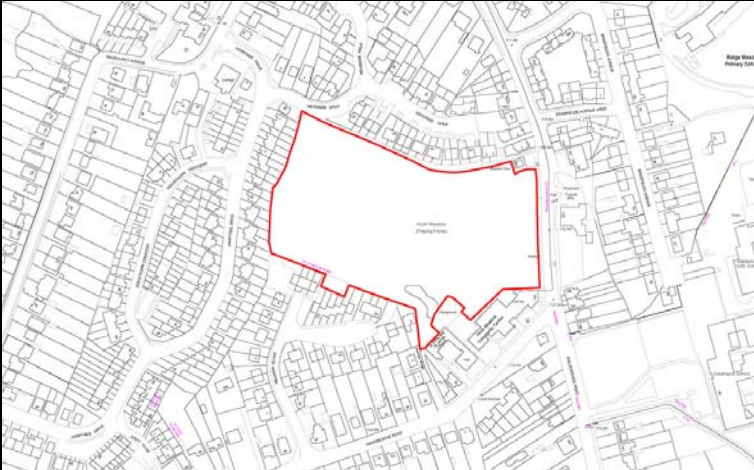
<b>Suitability - General</b>		
Open Space	This site is not designated open space but performs an open space/amenity function. The site thereby requires further assessment (through the PPG17 Study Review) prior to determining suitability for development.	

<b>Suitability - Housing</b>		
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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0369
Address	Hook Meadow, Walderslade Road, Chatham
Description	The site comprises a large area of open space situated within a residential area. It is bound Walderslade road on the east side and housing is situated to the north, south and west. Hook Meadow Community Centre is situated to south west of the site.
Size (ha)	2.4
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	130	
Employment (m <sup>2</sup> )	Office	23,985
	Industrial	9,595
	Storage	9,595
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A229 City Way</li> </ul> <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 Walderslade 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>	



<b>Suitability - General</b>		
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 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>	

<b>Suitability - Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

#### Suitability – Mixed Use

<b>Overall</b>	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	0375
Address	East Cookham Wood, Maidstone Road, Rochester
Description	A flat piece of densely wooded land between Maidstone Road and Medway Secure Training Centre. There is no direct vehicular access to the site however from Maidstone Road. There are two semi-detached residential properties to the north and industrial units to the south.
Size (ha)	2.67
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	145	
Employment (m <sup>2</sup> )	Office	26,790
	Industrial	10,710
	Storage	10,710
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• Rochester Bridge</li> <li>• A229 City Way</li> </ul>	

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 Maidstone 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>Much of the site is designated Ancient Woodland and therefore considered unsuitable for development.</p> <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 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	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.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0376
Address	Adj to Fort Horsted, Primrose Close, Chatham
Description	The site appears to comprise woodland and uncultivated/undeveloped vacant land. A mature tree belt defines the southern boundary of the site.
Size (ha)	0.69
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	29 Units	
Employment (m <sup>2</sup> )	Office	6,870
	Industrial	2,750
	Storage	2,750
Main Town Centre Uses (m <sup>2</sup> )		
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 has restricted access via a private road adjoining Primrose Close.</p> <p>It is considered unlikely that this access would be able to support further development.</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>Whilst the site is within the built up area there are potential for visual impacts from across the valley and upon the Horsted Valley Area of Local Landscape Importance.</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>Site is within or is in close proximity to Fort Horsted, a Scheduled Ancient Monument, 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>	




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 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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	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		
Planning application had been submitted for redevelopment and refused in 2010/11.		

Site	
Reference	0378
Address	Rochester Airfield
Description	Large expansive open area, 2 runways + with R & D facilities for aero-space industries nearby to airfield operational areas, though functionally separate.
Size (ha)	10.6
Relevant policy guidance	Rochester Airport Masterplan (2014)
Location Plan	

Development Potential		
Residential (units)	259	
Employment (m <sup>2</sup> )	Office	107,925
	Industrial	43,170
	Storage	43,170
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	-	

Suitability - General
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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"> <li>• A229 City Way</li> </ul> <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 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	Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.	

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 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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	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

<b>Overall</b>	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. Planning application MC/14/2914 has been approved for redevelopment.	
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Site	
Reference	0382
Address	Albermarle Road, Lordswood
Description	Small green amenity space.
Size (ha)	0.36
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	15	
Employment (m <sup>2</sup> )	Office	3,640
	Industrial	1,455
	Storage	1,455
Main Town Centre Uses (m <sup>2</sup> )		
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	<p>It is likely a suitable vehicular access could be created on to Albermarle 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	An ecological survey of the site has not	

Suitability		
	<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 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 Natural 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	

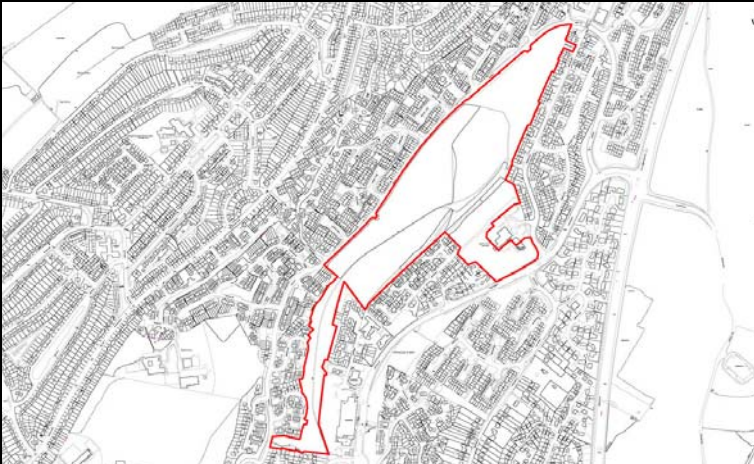


	residential properties.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0383
Address	Heron Way, Princes Park
Description	The site comprises two parts. The largest parcel is large area of amenity green comprising amenity grass land and clusters of mature woodland. Part of the site accommodates Kingfisher Primary School and Grounds. There are mature residential areas adjoining the site. The site has some steep gradients.
Size (ha)	16.85
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	404	
Employment (m <sup>2</sup> )	Office	26,865
	Industrial	10,745
	Storage	10,745
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>• A2</li> </ul> <p>Whilst it is possible that strategic</p>	

Suitability		
	<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 Heron 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	

<b>Suitability</b>		
	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 larger part of the site is designated open space as Natural Greenspace and Amenity Greenspace.</p> <p>Whilst the remainder of the site is not designated open space it is used for recreational purposes as a school playing field.</p> <p>Whilst the 2012 PPG17 Study indicates there is a surplus of Natural Greenspace in the Chatham sub-area, this space plays an important role meeting recreational needs locally.</p>	

<b>Suitability - Housing</b>		
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>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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

#### Suitability – Mixed Use

<b>Overall</b>	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	0384
Address	Princes Avenue, Princes Park
Description	The site comprises an area of dense vegetation that acts as a buffer between a mature residential area (Emily Road, Romney Road, Lydd Road and Spitfire Close) and Princes Avenue. The site has very steep gradients.
Size (ha)	2.69
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	145	
Employment (m <sup>2</sup> )	Office	26,865
	Industrial	10,745
	Storage	10,745
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>• A2</li> </ul> <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		
	<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 Princes 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 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>	

<b>Suitability</b>		
	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 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	<p>The site is designated open.</p> <p>Whilst the 2012 PPG17 Study indicates there is a surplus of Natural Greenspace in the Chatham sub-area, this space plays an important role meeting recreational needs locally.</p>	

<b>Suitability - Housing</b>		
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 implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	


<b>Suitability – Economic Development</b>		
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.	



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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0387
Address	North Dane Wood, Lordswood
Description	The site is large area of woodland and open space situated to the south of a mature residential area, to the west of North Dane Way and east of Lords Wood Lane.
Size (ha)	3.82
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	206	
Employment (m <sup>2</sup> )	Office	38,235
	Industrial	15,295
	Storage	15,295
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	-	

Suitability		
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"> <li>A2</li> </ul> <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		
	<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 Lordswood 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>Much of the site is designated Ancient Woodland and therefore considered unsuitable for development.</p> <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		
	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	This site is not wholly designated open space but performs an open space/amenity function. The site thereby requires further assessment (through the PPG17 Study Review) prior to determining suitability for development.	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	


<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.	
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Site	
Reference	0390
Address	Princes Avenue, Princes Park
Description	The site comprises a parcel of land given over to dense vegetation. The site acts as a buffer between a mature residential area (Romney Road and Lydd Road) and Princes Avenue.
Size (ha)	1.51
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	82	
Employment (m <sup>2</sup> )	Office	15,120
	Industrial	6,050
	Storage	6,050
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>• A2</li> </ul> <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		
	<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 Romney Close, 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>	

<b>Suitability</b>		
	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	<p>The site is designated open.</p> <p>Whilst the 2012 PPG17 Study indicates there is a surplus of Natural Greenspace in the Chatham sub-area, this space plays an important role meeting recreational needs locally.</p>	

<b>Suitability - Housing</b>		
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 implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	



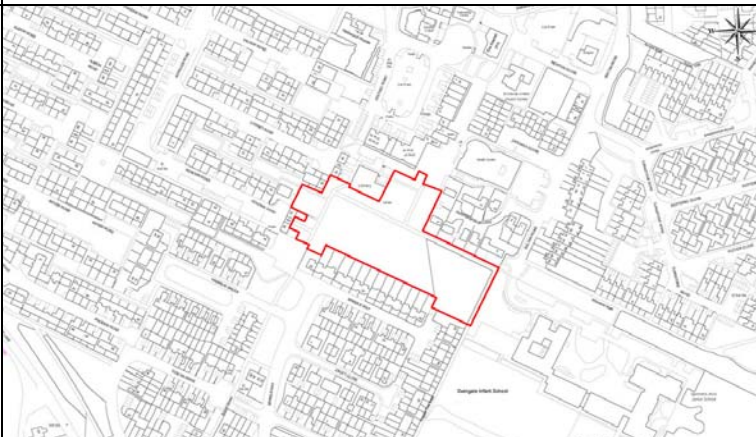
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	
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#### Suitability – Mixed Use

<b>Overall</b>	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	0392
Address	Adj to Lordswood Shopping Centre
Description	The site itself is a large expanse of opens space which is largely grassed with a cluster of large mature trees at the east end of the site (adjacent to the school); there is a children's play area in the area immediately to the south of the shopping centre. There is a further cluster of trees towards the centre of the site.
Size (ha)	1.09
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	59	
Employment (m <sup>2</sup> )	Office	10,890
	Industrial	4,355
	Storage	4,355
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	-	

Suitability		
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"> <li>• A2</li> </ul> <p>Whilst it is possible that strategic</p>	

Suitability		
	<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>The site does not have an existing designated vehicular access.</p> <p>Site is landlocked by sites in alternative ownerships, no directly link to highway network.</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</p>	


Suitability		
	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 not designated open space but does perform a recreational/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	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0393
Address	Albermarle Road, Lordswood
Description	A flat piece of land that semi wooded and open grassland; south of Albermarle Road, Achilles Road (west) and Kestrel Road (east).
Size (ha)	0.37
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	15	
Employment (m <sup>2</sup> )	Office	3,675
	Industrial	1470
	Storage	1470
Main Town Centre Uses (m <sup>2</sup> )		
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	<p>It is likely a suitable vehicular access could be created on to Albermarle 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		
	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 Natural 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 and does not have an extant employment use on the site.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	


#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Site is not being actively promoted for development.	
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Site	
Reference	0394
Address	Lords Wood Lane
Description	Heavily treed verge/green amenity space adjacent to Lords Wood Lane.
Size (ha)	2.42
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	131	
Employment (m <sup>2</sup> )	Office	24,200
	Industrial	9,680
	Storage	9,680
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>• A229</li> </ul> <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		
	<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 Phoenix 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>	


<b>Suitability</b>		
	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 Natural Greenspace.	

<b>Suitability – Housing</b>		
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 or in an extant employment use.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0395
Address	Albermarle Road, Lordswood
Description	The site comprises are area of amenity green space adjacent to Albermale Road. The space has significant mature tree coverage. In the south west corner of the site is a large newly built, three and a half storey residential/institutional residential block (Kestrel House). Situated directly adjacent to the site is a Tesco Express and associated parking which serves the surrounding residential area (Lordswood).
Size (ha)	0.75
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	31	
Employment (m <sup>2</sup> )	Office	7470
	Industrial	2990
	Storage	2990
Main Town Centre Uses (m <sup>2</sup> )		
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	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"> <li>A229 City Way</li> </ul>	

Suitability		
	<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 Albemarle 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>	

<b>Suitability</b>		
	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 Natural Greenspace.	


<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	

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

<b>Availability</b>		
Site is not being actively promoted for development.		



Site	
Reference	0397
Address	Mead Green, Lordswood
Description	The site comprises an area of amenity green space situated to the rear of properties on Courtfield Avenue and Ballens Road. There is pedestrian access to the open space via these two roads. The site itself is flat, largely given over to short, well maintained grass. There are some small trees dispersed through the site.
Size (ha)	0.51
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	22	
Employment (m <sup>2</sup> )	Office	5145
	Industrial	2055
	Storage	2055
Main Town Centre Uses (m <sup>2</sup> )		
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 Ashmead Close, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	

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.	


<b>Suitability</b>		
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>	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0398
Address	Grounds of St Benedicts RC Primary School, Lords Wood Lane & Albemarle Road
Description	The site comprises the grounds of St Benedict's Primary School and area of amenity green space north of Albemarle Road and running along Lords Wood Lane. The school playing field comprises open, flat grass area with large mature trees along the site boundary. To the south of the school is a mature, dense woodland area, which extends along Albemarle Road. The amenity green space running along Lords Wood Lane is predominantly open with some large mature trees distributed across the area.
Size (ha)	6.35
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	152 units	
Employment (m <sup>2</sup> )	Office	63,465
	Industrial	25,385
	Storage	25,385
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A229</li> </ul> <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 Ballens 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</p>	

<b>Suitability</b>		
	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 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 Amenity Greenspace, Natural Greenspace and Play Areas.  The 2012 PPG17 study indicates there is a deficiency of Amenity Greenspace and Play Areas in the Chatham sub-area, however there is a surplus of Natural Greenspace.	

<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	

<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### **Suitability – Mixed Use**

<b>Overall</b>	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	0399
Address	Lords Wood Lane
Description	The site comprises an area of open space on the west side of Lords Wood Lane. Situated to the north, east and south of the site are residential properties (Duchess of Kent Drive and Moonstone Drive). The site itself is open maintained amenity grass, with some mature trees and a children's play area with a range of equipment.
Size (ha)	0.23
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m <sup>2</sup> )	Office	2315
	Industrial	925
	Storage	925
Main Town Centre Uses (m <sup>2</sup> )		
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 Lordswood Lane, which is directly adjacent to the site. Notwithstanding the above, the suitability	



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.	


<b>Suitability</b>		
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 Chatham sub-area.</p>	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>	
Site is not being actively promoted for development.	

Site	
Reference	0400
Address	Albemarle Road, Lordswood
Description	Heavily treed verge/green amenity space adjacent to Albemarle Road and Sultan Road.
Size (ha)	0.81
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	34	
Employment (m <sup>2</sup> )	Office	8100
	Industrial	3240
	Storage	3240
Main Town Centre Uses (m <sup>2</sup> )		
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	<p>It is likely a suitable vehicular access could be created on to Albermarle 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>	

<b>Suitability</b>		
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	Most of the site is designated open space as Natural Greenspace.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
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	0401
Address	Opal Green
Description	Small area of amenity green space situated in and around three small two storey-housing terraces (situated on Trelawn Crescent).
Size (ha)	0.29
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m <sup>2</sup> )	Office	2925
	Industrial	1170
	Storage	1170
Main Town Centre Uses (m <sup>2</sup> )		
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	Site has an existing suitable vehicular access via Trelawn Crescent.	
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		
	<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 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 and does not have an extant employment use on the site.	

<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	


#### **Suitability – Mixed Use**

<b>Overall</b>	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	0403
Address	Somerset Close, Princes Park
Description	<p>The site comprises an area of open space. Immediately adjacent to the north of the site is a three storey, low rise block of flats, situated on Somerset Close, and some two-storey semi detached houses, situated on Wiltshire Close. The road, Somerset Close, defines the southern boundary of the site.</p> <p>The site itself is open, short amenity grass land. The site falls away relatively steeply from east to west. There is an electricity sub station situated within the centre of the site.</p>
Size (ha)	0.16
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m <sup>2</sup> )	Office	1615
	Industrial	645
	Storage	645
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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,	

Suitability		
	although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Somerset 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 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, relatively steep gradient and an electricity sub station, it is expected that these are 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.	

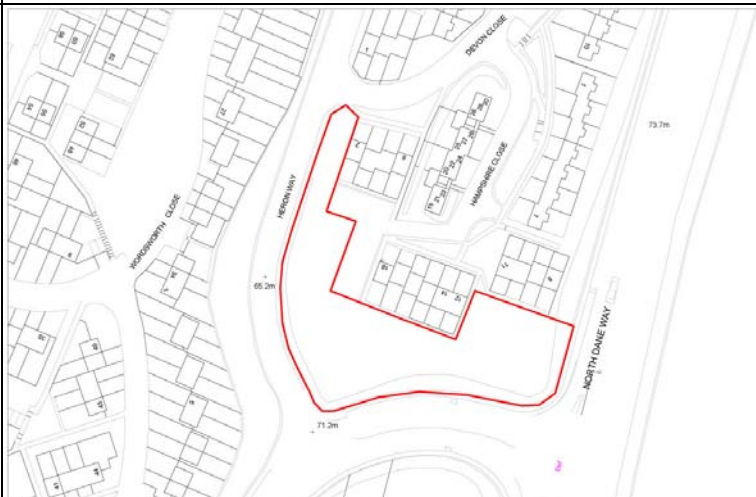
<b>Suitability – Housing</b>		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive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

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

<b>Achievability and Viability</b>		

Site	
Reference	0404
Address	Heron Way, Princes Park
Description	<p>The site comprises an area of open space adjacent to the junction of Heron Way, Princes Avenue and North Dane Way. Situated immediately to the north of the site are two terraces of two-storey 1960's houses, situated on Hampshire Close.</p> <p>The site itself is open, short amenity grass, with mature vegetation and shrubs along the boundary, providing a green buffer with the road. There are a number of small trees dispersed through the site. The site drops away steeply from east to west and south to north.</p>
Size (ha)	0.51
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	22	
Employment (m <sup>2</sup> )	Office	5135
	Industrial	2055
	Storage	2055
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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	

Suitability		
	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 [details], 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	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	It is considered that the gradients would make the site difficult to develop, thereby making the site unviable.	


<b>Suitability</b>		
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.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>	
Site is not being actively promoted for development.	

Site	
Reference	0405
Address	Duchess of Kent Drive, Lordswood
Description	The site comprises an area of open space situated on Duchess of Kent Drive. The road defines the site boundary. The site itself is comprises a flat area of open space with several large trees within it.
Size (ha)	0.15
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m <sup>2</sup> )	Office	1525
	Industrial	610
	Storage	610
Main Town Centre Uses (m <sup>2</sup> )		
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	Site has an existing suitable vehicular access via Duchess of Kent Drive.	
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		
	<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	<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	

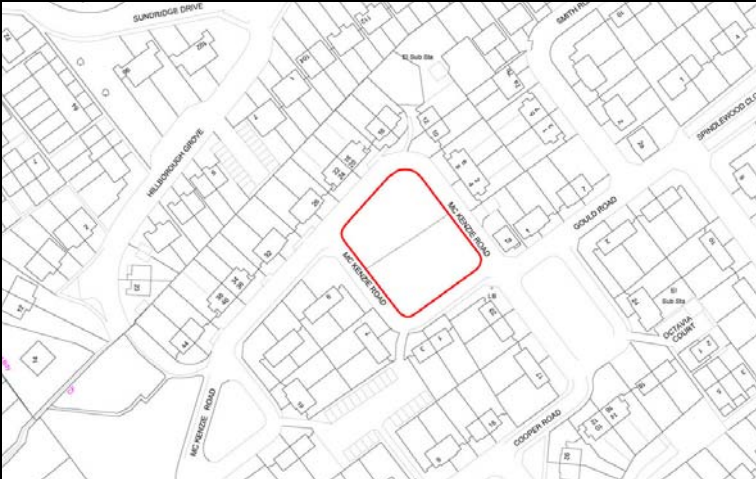


	pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0406
Address	McKenzie Road, Lordswood
Description	The site comprises an area of open space situated on McKenzie Road. The road defines the site boundary. The site itself is comprises a flat area of open space with several large trees within it.
Size (ha)	0.18
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	8 units	
Employment (m <sup>2</sup> )	Office	1795
	Industrial	715
	Storage	715
Main Town Centre Uses (m <sup>2</sup> )		
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 McKenzie Road, which is directly adjacent to the site.	
	Notwithstanding the above, the suitability	

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 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 implication for site capacity.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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	0410
Address	Vixen Close, Lordswood
Description	<p>The site is a parcel of land to the west of Vixen Close; a relatively modern development of two storey brick built detached and semi-detached housing.</p> <p>The site itself appears to be split into two parts; the larger part is a paddock with a small wooden shed, this area is grassed and has several small trees within it. The smaller part appears to be a garden.</p>
Size (ha)	0.43
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	15	
Employment (m <sup>2</sup> )	Office	4270
	Industrial	1710
	Storage	1710
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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	Site has an existing suitable vehicular	

Suitability		
	access via Setford 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.	
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	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 and does not have an extant employment use on the site.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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	0411
Address	Ballens Rough
Description	<p>North Dane Way defines the site boundary to the east. To the north, west and south of the site are residential properties situated on Ballens Road, Rother Vale and Hatton Road.</p> <p>The site itself is open space with significant, dense tree coverage and vegetation.</p>
Size (ha)	1.56
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	84	
Employment (m <sup>2</sup> )	Office	15615
	Industrial	6245
	Storage	6245
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>A2</li> </ul>	



Suitability		
	<ul style="list-style-type: none"> <li>• A229 City Way</li> <li>• A230 Maidstone Road</li> <li>• A278</li> </ul> <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 Ballens 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>Much of the site is designated Ancient Woodland and therefore considered unsuitable for development.</p> <p>Natural England guidance (Impact Risk Zones) indicates that development of this</p>	


<b>Suitability</b>		
	<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 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 Natural Greenspace.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0412
Address	Dargets Wood
Description	<p>Lords Wood Lane defines the site boundary to the east. To the north, west and south of the site are residential properties situated on Broadlands Drive, Prince Charles Avenue, Goad Avenue.</p> <p>The site itself is open space with significant, dense tree coverage and vegetation.</p>
Size (ha)	1.59
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	86	
Employment (m <sup>2</sup> )	Office	15870
	Industrial	6350
	Storage	6350
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>A2</li> </ul>	

Suitability		
	<ul style="list-style-type: none"> <li>• A229</li> <li>• A230</li> <li>• A278</li> </ul> <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 Lordswood 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</p>	

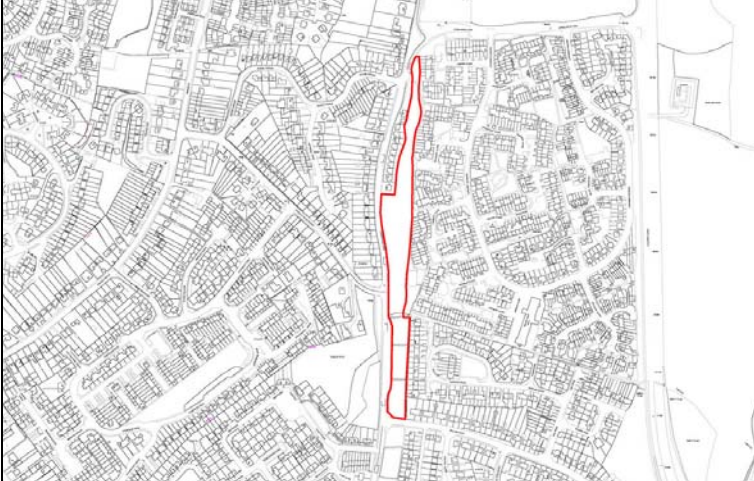
<b>Suitability</b>		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area.  Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is 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 Natural Greenspace.	

<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0414
Address	Dargets Wood
Description	<p>The site comprises a strip of open space adjacent to Lords Wood Road, defining the western boundary of the site. Situated to the east of the site is a mature residential area.</p> <p>The site itself is characterised by dense trees and vegetation. The southern part of the site is more open with short, maintained amenity grass.</p>
Size (ha)	1.47
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	79	
Employment (m <sup>2</sup> )	Office	14,705
	Industrial	5885
	Storage	5885
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>A2</li> </ul>	



Suitability		
	<ul style="list-style-type: none"> <li>• A229 City Way</li> <li>• A230 Maidstone Road</li> <li>• A278</li> </ul> <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 Lords Wood 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</p>	


<b>Suitability</b>		
	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 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 and Amenity Greenspace.  The 2012 PPG17 study indicates there is a deficiency of Amenity Greenspace in the Chatham sub-area, however there is a surplus of Natural Greenspace.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0415
Address	Land at 44-46 McKenzie Road, Lordswood
Description	The site comprises a parcel of land situated north west of McKenzie Road. The site is on gradient that slopes from northeast to southwest. The site has several large tree specimens as well as scrubby areas with self seeded specimens and other vegetation. The site has some paths running through it although these are poorly maintained. The site is bounded along the western edge by a footpath that runs along the rear of the adjacent residential properties.
Size (ha)	0.29
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m <sup>2</sup> )	Office	2860
	Industrial	1145
	Storage	1145
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability		
	<p>be created on to Mckenzie 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 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 constrained by a relatively steep gradients and heavy tree coverage.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	

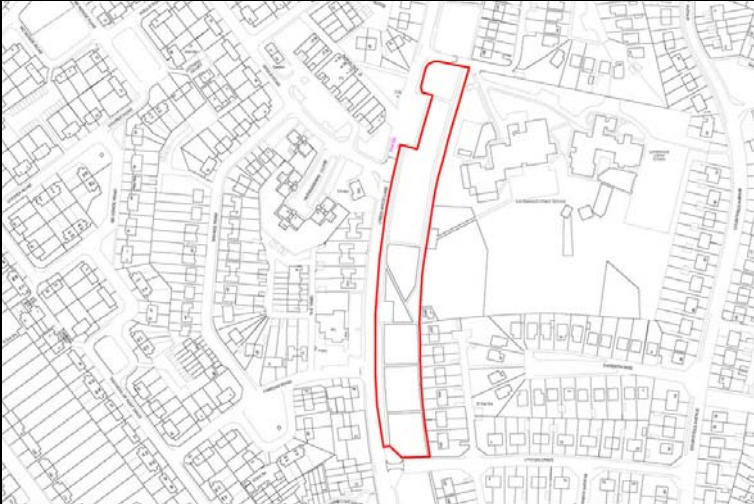
<b>Suitability</b>		
Open Space	Site is not designated open space but does perform an amenity function.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0416
Address	Lords Wood Lane
Description	The site comprises a strip of open space running alongside Lords Wood Lane. Situated to the east of the site are the Lords Wood School grounds. The site itself comprises open, short amenity grass with a significant number of large, mature trees.
Size (ha)	0.94
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	39	
Employment (m <sup>2</sup> )	Office	9370
	Industrial	3750
	Storage	3750
Main Town Centre Uses (m <sup>2</sup> )		
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	<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"> <li>• A2</li> <li>• A229</li> <li>• A230</li> </ul>	

Suitability		
	<ul style="list-style-type: none"> <li>A278</li> </ul> <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 Lordswood 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>	



<b>Suitability</b>		
	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 Amenity Greenspace.  The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.	

<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development. Landowner intentions are unknown.		

Site	
Reference	0417
Address	Lords Wood Lane
Description	The site comprises a parcel of open space situated directly adjacent to Lords Wood Lane. To the east of the site are situated residential properties. The site itself comprises open, short amenity grass with several large mature trees within it.
Size (ha)	0.39
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	16	
Employment (m <sup>2</sup> )	Office	3865
	Industrial	1545
	Storage	1545
Main Town Centre Uses (m <sup>2</sup> )		
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	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"> <li>• A2</li> <li>• A229</li> <li>• A230</li> </ul>	

Suitability		
	<ul style="list-style-type: none"> <li>A278</li> </ul> <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 Lordswood 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>	


<b>Suitability</b>		
	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	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 Chatham sub-area.</p>	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0418
Address	Sundridge Drive, Walderslade
Description	<p>The site comprises an area of open space. Sundridge Drive defines the southern boundary of the site. Two story residential properties are situated directly to the north of the site. Small strips of land extend into the residential area, dividing the terraces.</p> <p>The site itself comprises open, short amenity grass with some small trees dispersed through the site. The site falls away steeply from south to north.</p>
Size (ha)	1.13
Relevant Policy Guidance	
Location Plan	

Development Potential		
Residential (units)	61	
Employment (m <sup>2</sup> )	Office	11,250
	Industrial	4500
	Storage	4500
Main Town Centre Uses (m <sup>2</sup> )		
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	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		
	<ul style="list-style-type: none"> <li>• A2</li> <li>• A229</li> <li>• A230</li> <li>• A278</li> </ul> <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 Sundridge Drive, 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</p>	



Suitability		
	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 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 subject to some development abnormalities, in particular the steep gradient, which, although resolvable are considered very likely to impact upon viability making the site undeliverable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Most of the site is designated open space as Amenity Greenspace.  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 implication for site capacity.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	

<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### **Suitability – Mixed Use**

<b>Overall</b>	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	0419
Address	Kingston Crescent
Description	<p>The site comprises an area of open space situated within a residential block. The site is entirely enclosed by residential properties, ranging from one to three storeys, situated on Kingston Close, Greenwich Close and Ealing Close.</p> <p>The site itself comprises open, short, amenity grass, with some trees and vegetation dispersed through the site.</p>
Size (ha)	0.34
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14 units	
Employment (m <sup>2</sup> )	Office	3390
	Industrial	1355
	Storage	1355
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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.	

Suitability		
Site Access	<p>It is likely a suitable vehicular access could be created on to Kingston Crescent, 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	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.	


<b>Suitability</b>		
Open Space	Site is not designated open space.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0420
Address	Walderslade Road, Chatham
Description	The site comprises an area of open space, adjacent to Walderslade Road. The site also includes an area of car parking and access road associated with the adjacent residential properties which front on to the site. There are also some mature trees within the site.
Size (ha)	0.35
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	15 units	
Employment (m <sup>2</sup> )	Office	3470
	Industrial	1390
	Storage	1390
Main Town Centre Uses (m <sup>2</sup> )		
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	Site has an existing suitable vehicular	

Suitability		
	access via Walderslade 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.	
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 and does not have an extant employment use on the site.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	


#### Suitability – Mixed Use

<b>Overall</b>	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	0422
Address	Burma Way, Chatham
Description	<p>The site comprises an area of open space situated within a residential block. The road that runs around it defines the site boundary.</p> <p>The site itself comprises a flat area of short, maintained amenity grass, with some newly planted tree saplings in the middle of the site.</p>
Size (ha)	0.25
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	11 units	
Employment (m <sup>2</sup> )	Office	2510
	Industrial	1005
	Storage	1005
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability		
	the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Burma 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>	
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	


<b>Suitability</b>		
	any agricultural land.	
Open Space	This site is not designated open space but performs an open space/amenity function. The site thereby requires further assessment (through the PPG17 Study Review) prior to determining suitability for development.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>	
Site is not being actively promoted for development.	

Site	
Reference	0423
Address	Recreation Ground, Princes Avenue, Walderslade
Description	<p>The site comprises an area of open space. Princes Avenue that runs along the northern boundary of the site, sitting at an elevated level. Residential properties are situated adjacent to all other boundaries of the site.</p> <p>The site itself comprises open, short, maintained grass. There is relatively dense vegetation along the boundary of the site, and in the southern part of the site. There is play area at the centre of the site. The site is accessed via Princes Avenue.</p>
Size (ha)	1.55
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	84 units	
Employment (m <sup>2</sup> )	Office	15510
	Industrial	6205
	Storage	6205
Main Town Centre Uses (m <sup>2</sup> )		
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	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to	

Suitability		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A2</li> <li>• A229</li> <li>• A230</li> <li>• A278</li> </ul> <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 Robin Hood 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>	

Suitability		
	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 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 Amenity Greenspace and a Play Area.  The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Chatham sub-area.	

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	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 and does not have an extant employment use on the site.	

<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	
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#### **Suitability – Economic Development**

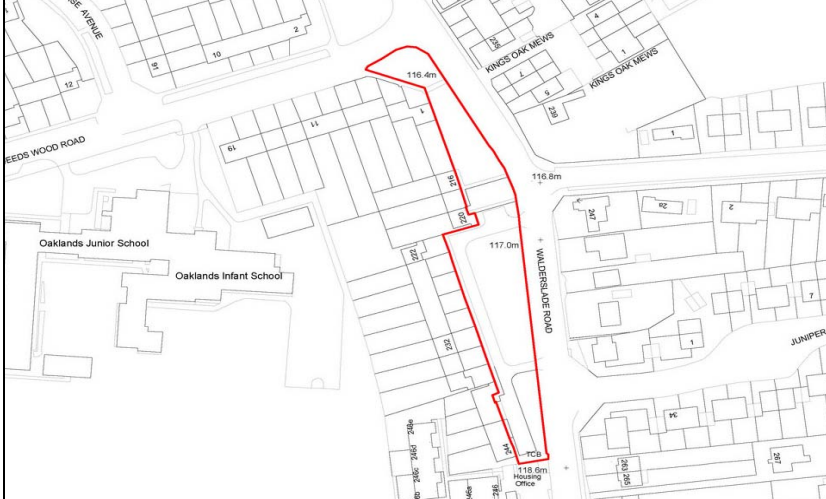
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
<b>Overall</b>	The site is considered unsuitable for development unless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

#### **Suitability – Mixed Use**

<b>Overall</b>	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	0425
Address	Walderslade Road, Chatham
Description	<p>The site comprises an area of open space running alongside Walderslade Road. The site includes an access road serving the residential properties (two-storey terrace) situated immediately fronting on to the site on the west side.</p> <p>The site itself is open, given over to short, amenity grass with some small trees within it.</p>
Size (ha)	0.26
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	11 units	
Employment (m <sup>2</sup> )	Office	2570
	Industrial	1030
	Storage	1030
Main Town Centre Uses (m <sup>2</sup> )		
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.	



<b>Suitability</b>		
Site Access	The site is situated on Walderslade 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	<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.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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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#### Achievability and Viability

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Site	
Reference	0428
Address	Walderslade Road, Chatham
Description	The site comprises an area of open space, a green, which acts as a buffer between Walderslade Road and the residential properties. The properties front on to the site.
Size (ha)	0.32
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	14 units	
Employment (m <sup>2</sup> )	Office	3520
	Industrial	1285
	Storage	1285
Main Town Centre Uses (m <sup>2</sup> )		
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 Wayfield Road, which is directly adjacent to the site.	

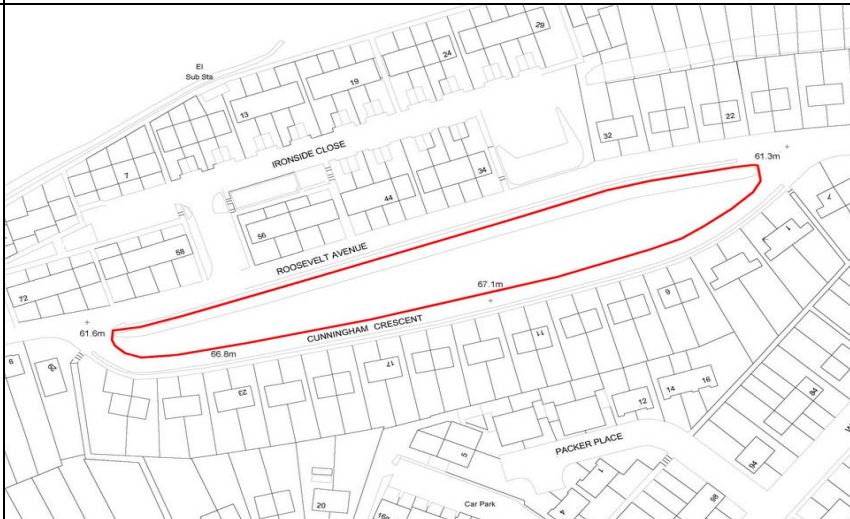
Suitability		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the 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.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

<b>Availability</b>	
Site is not being actively promoted for development.	

Site	
Reference	0429
Address	Roosevelt Avenue, Chatham
Description	<p>The site comprises a parcel of open space situated between Roosevelt Avenue, along the northern boundary, and Cunningham Crescent, along the southern boundary. Residential properties front on to these roads, overlooking the site.</p> <p>The site itself is open, given over to short, amenity grass. Dense vegetation is situated along the southern boundary of the site (adjacent to Cunningham Crescent) which acts as buffer and barrier.</p>
Size (ha)	0.42
Relevant policy guidance	-
Location Plan	

Suitability		
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	The site is situated on Cunningham Crescent, 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	

Suitability		
	<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	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 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	It is expected that development of the site	

	would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

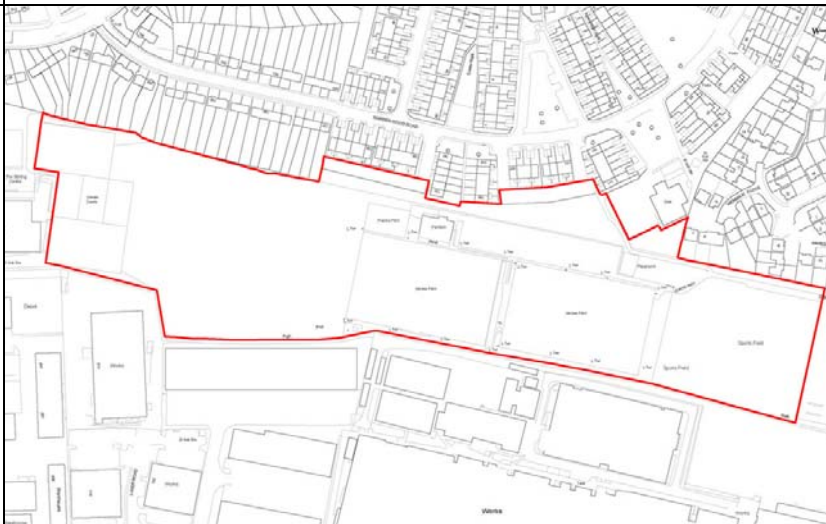
#### Suitability – Mixed Use

<b>Overall</b>	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	0433
Address	Sports Field, Warren Wood Road, Rochester
Description	<p>The site is situated between a mature residential area, to the north, and a commercial area and Rochester Airfield to the south. To the west of the site is the Kings Rochester Sports Centre.</p> <p>The site itself comprises two artificial sports pitches, two grass sports pitches and car parking. The site is accessed via Marconi Way.</p>
Size (ha)	6.26
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	150 units	
Employment (m <sup>2</sup> )	Office	62,640
	Industrial	25,055
	Storage	25,055
Main Town Centre Uses (m <sup>2</sup> )		
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	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		
	<p>congestion hotspots including the A229.</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> <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 Marconi 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</p>	

<b>Suitability</b>		
	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, Cricket Pitches, STP, Tennis Courts and a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Rochester sub-area.</p>	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	


	Established commercial to the south; residential to the north.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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	0434
Address	Allotments, Formby Road, Halling
Description	<p>The site is situated adjacent to the A228/Kent Road junction, to the west, and the Medway Valley Railway Line to the east. The Newton Social Club is situated immediately to the south of the site.</p> <p>The site itself is split in to. The southern half of the site is given over to allotments. The northern half of the site is undeveloped land given over to pasture.</p>
Size (ha)	0.90
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	4 units	
Employment (m <sup>2</sup> )	Office	9035
	Industrial	3615
	Storage	3615
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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	

Suitability		
	the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Kent Road, 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 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	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	

<b>Suitability</b>		
	any agricultural land.	
Open Space	<p>Part of 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> <p>The rest of the site is not designated open space.</p>	

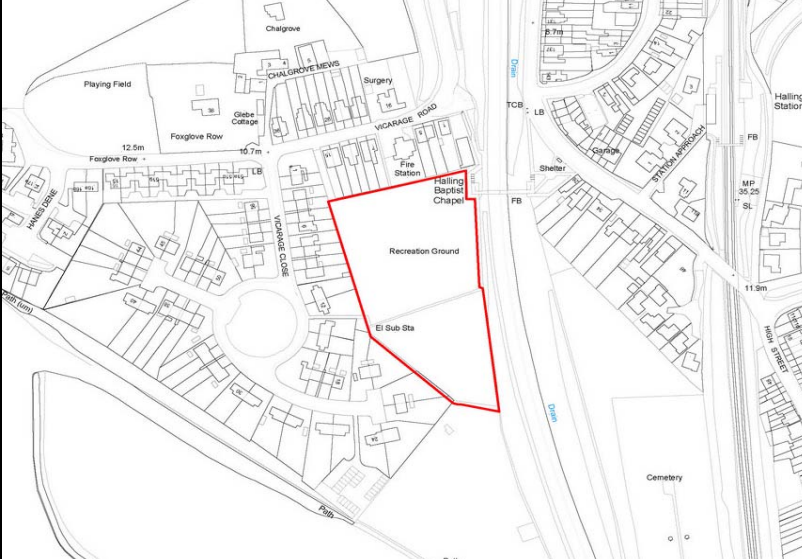
<b>Suitability – Housing</b>		
Flood Risk	Much of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
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.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

Availability	
Site is not being actively promoted for development.	



Site	
Reference	0435
Address	South of Vicarage Road, Haling
Description	<p>The site is situated south east of Vicarage Road, adjacent to the A228. Housing backs on to the northern and western boundary of the site.</p> <p>The site comprises an area of open space. The site is given over to playing field, comprising open, short maintained grass. Trees and hedgerows, enclosing the site, define the boundary of the site with A228. There is also vegetation along the southern part of the western boundary. The northern part of the western boundary, and the northern boundary is open.</p>
Size (ha)	1.04
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	30 units	
Employment (m <sup>2</sup> )	Office	10430
	Industrial	4175
	Storage	4175
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

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

Suitability		
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 Vicarage 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>The site is situated outside of the built up area, with the Halling Quarries Landscape 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 have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but	

<b>Suitability</b>		
	mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
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 resolvable.</p>	
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 a Play Area.</p> <p>The 2012 PPG17 study indicates there is a deficiency of Football Pitches and Play Areas in the Strood and Rural sub-area, however there is a surplus of Amenity Greenspace.</p>	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

#### Suitability – Mixed Use

<b>Overall</b>	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	0438
Address	Capstone Valley
Description	<p>North Dane Way, which runs along the western and southern boundary, and Shawstead Road, which runs along the eastern boundary, define the site. The Lordswood Leisure Centre is situated adjacent, but outside of the sites southern boundary.</p> <p>Site is comprised of several different parcel of land including, undulating arable fields, blocks of woodland and playing fields associated with the Leisure Centre.</p>
Size (ha)	37.36
Relevant policy guidance	None
Location Plan	

Development Potential		
Residential (units)	897	
Employment (m <sup>2</sup> )	Office	373,585
	Industrial	149,435
	Storage	149,435
Main Town Centre Uses (m <sup>2</sup> )		
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	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.	

Suitability		
	<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 North Dane 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>The site is adjacent to Ancient Woodland.</p> <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		
	undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>The site is locally valued landscape as part of the Sharstead Farm and Elm Court character areas, which are 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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

<b>Suitability</b>		
Open Space	<p>Much of the site is designated open space as Natural Open Space.</p> <p>The 2012 PPG17 Study indicated there is a surplus of Natural Open Space in the sub-area.</p> <p>Another part of the site is not designated open space but is used for recreational purposes.</p> <p>The rest of the site is designated open space as Amenity Greenspace, Football Pitches, Rugby Pitches, Cricket Pitches, STP 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>	

<b>Suitability – Housing</b>		
Flood Risk	Level of flood risk on the site is considered acceptable.	
Noise	Site is unlikely to be constrained by noise pollution.	
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.	
<b>Overall</b>	The site is considered unsuitable for residential development due to the landscape impacts.	

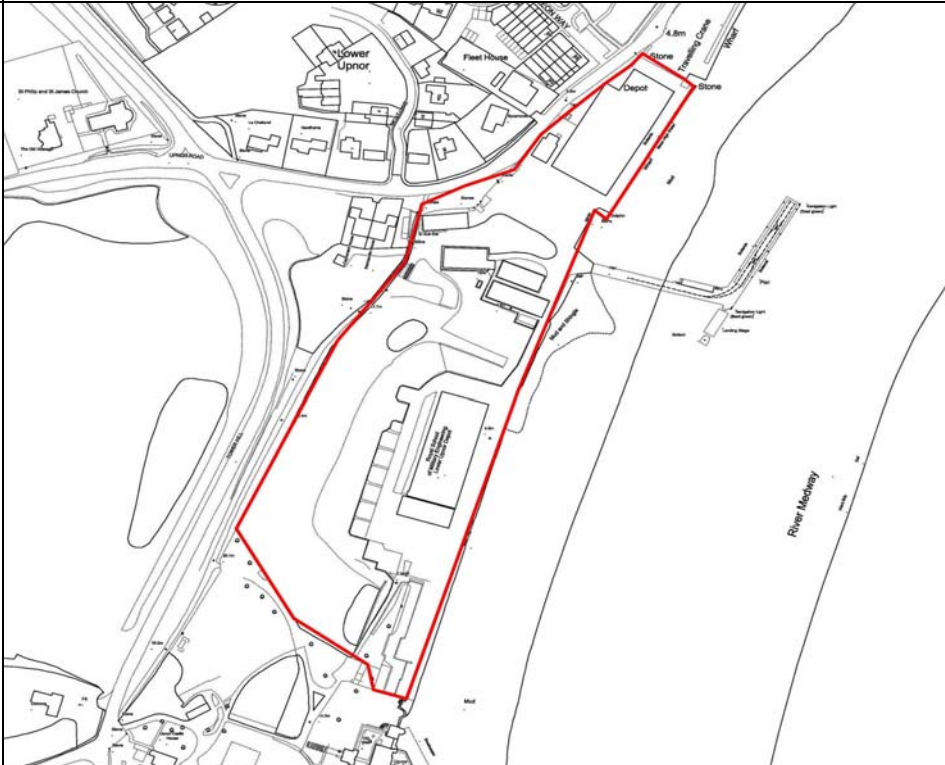
<b>Suitability – Economic Development</b>		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential/rural with few commercial uses.	
<b>Overall</b>	The site is considered unsuitable for residential development due to the landscape impacts.	



<b>Suitability – Mixed Use</b>		
<b>Overall</b>	The site is considered unsuitable for residential development due to the landscape impacts.	



<b>Availability</b>	

Site	
Reference	0443
Address	Lower Upnor, RSME land
Description	Walled Defence lands; training site for marine engineers. Mature trees and single storey modern 20th century & 18th century defence buildings.
Size (ha)	3.81
Relevant Policy Guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	20	
Employment (m <sup>2</sup> )	Office	38,100
	Industrial	15,240
	Storage	15,240
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network	It is anticipated that the highway network	

Suitability		
Capacity	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 Upnor 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> <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>	
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>	

<b>Suitability</b>		
Heritage	<p>Site is within or is in close proximity to the Upnor Conservation Area, a number of Listed Buildings and a Scheduled 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 known or suspected on site but remediation is considered to be deliverable.	
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.	


<b>Suitability – Housing</b>		
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	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 and does not have an extant employment use on the site.	

<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

<b>Availability</b>		
Landowner is actively promoting the site for redevelopment.		
Planning application MC/13/1804 - mixed use permitted June 2014.		

Site	
Reference	0448
Address	Garages off Tobruk Way/Burma Way, Chatham
Description	<p>The site comprises a parking court within a residential block. The site is thereby enclosed by residential development on all sides (Burma Way, Tobruk Way, Dunkirk Drive).</p> <p>The site itself comprises a number of single storey garage blocks arranged around the perimeter of the site with a block in the middle of the site.</p> <p>The site has two accesses. The main access from Burma Way, which is approximately 4m wide and cuts between the curtilage of two residential properties. There is a second access also approximately 4m wide, which cuts between two properties, although this appears to have been annexed by the property to the east.</p>
Size (ha)	0.35
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	19 units	
Employment (m <sup>2</sup> )	Office	3470
	Industrial	3470
	Storage	1390
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability
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<b>Suitability</b>		
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 Burma 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>	
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.	

<b>Suitability</b>		
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.	

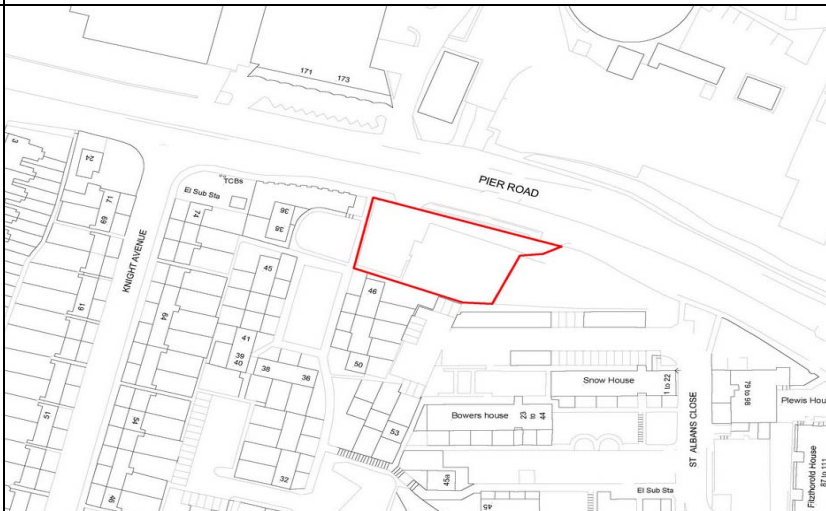
<b>Suitability – Housing</b>		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated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

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

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

<b>Availability</b>	
Site is not being actively promoted for development.	



Site	
Reference	0471
Address	124 Pier Road Gillingham
Description	<p>The site is situated immediately to the south of Pier Road. Adjacent to the site to south is a terrace of two story residential properties. Further to the south east of the site is a large block of flats.</p> <p>The site itself comprises a car park and an area of vacant/derelict land. The vacant part of the site is covered with heavily overgrown vegetation.</p>
Size (ha)	0.15
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	8 units	
Employment (m <sup>2</sup> )	Office	1465
	Industrial	585
	Storage	585
Main Town Centre Uses (m <sup>2</sup> )		
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	

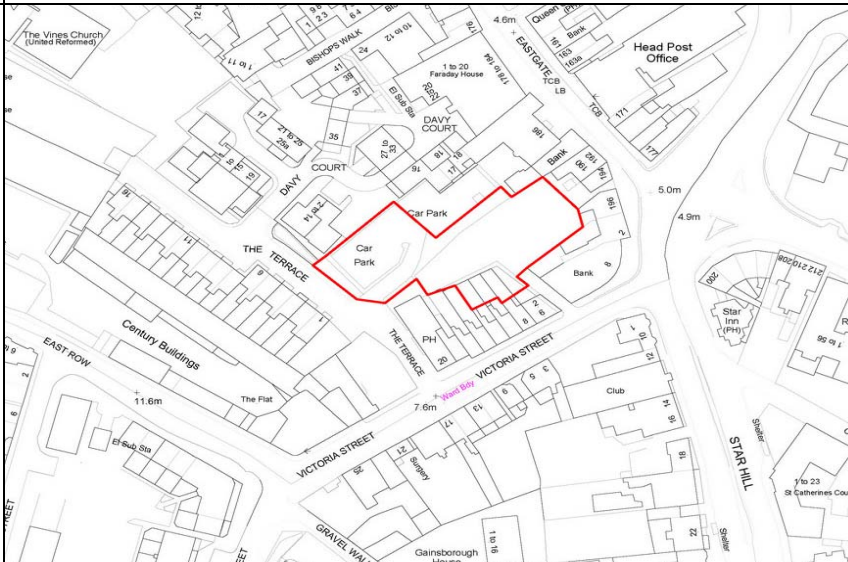
Suitability - General		
	the developer, may be required.	
Site Access	The site is situated on Pier Road, providing suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of 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. 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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
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	Site is not designated open space.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

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

<b>Availability</b>		
Planning application MC/14/2084 – residential – 8 dwellings		

Site	
Reference	0484
Address	Car Park The Terrace Rochester
Description	<p>Site comprises a car park tucked into behind the rear properties fronting on to Eastgate, to the east, and Victoria Street, to the west. The car park is accessed via The Terrace.</p> <p>The properties defining the eastern and southern boundary vary in type but all of relatively large commercial/residential buildings comprising between 3 and 6 storey, including a number of more historic properties. To the north of the site is a relatively modern residential development. The car park itself has a number of trees within it.</p>
Size	0.19
Relevant policy guidance	None
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m <sup>2</sup> )	Office	1,875
	Industrial	750
	Storage	750
Main Town Centre Uses (m <sup>2</sup> )		
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	It is anticipated that the highway network	

Suitability - General		
Capacity	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 The Terrace.	
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 the Historic Rochester 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 asset 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	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	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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

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.		
Planning permission has been given for redevelopment of the site (reference MC/12/1858) to accommodate 14 residential units.		

Site	
Reference	0486
Address	Safety Bay House Warwick Crescent Rochester
Description	Flat site adjacent to river Medway. Situated to the south of the site is a mature residential block of two storey semi-detached properties. The M2 runs adjacent to site to the west at an elevated level. The site itself is flat, grassed area with some overgrown vegetation. The site access is taken from Warwick Crescent. A Public Right of Way runs across the front of the site.
Size (ha)	0.69
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9 units	
Employment (m <sup>2</sup> )	Office	6600
	Industrial	2640
	Storage	2640
Main Town Centre Uses (m <sup>2</sup> )		
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.	



Suitability - General		
Site Access	<p>It is likely a suitable vehicular access could be created on to Warwick Crescent, 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> <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>	
Landscape	<p>Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Development is unlikely to have an impact upon any designated heritage assets.</p>	
Air Quality	<p>Noise pollution may affect the site, but it is likely that this could be mitigated.</p>	
Contamination	<p>Due to past uses on site and/or in the nearby area, contamination is possible but</p>	

<b>Suitability - General</b>		
	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.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	


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

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

Availability	
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Planning application MC/14/2866 – residential – 9 dwellings	
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Site	
Reference	0524
Address	Southern Water Site Capstone Road Chatham
Description	<p>The site is currently an operational base for Southern Water comprising several large commercial buildings, associated car parking and works compounds, and landscaping including several clusters of mature trees. Mature planting defines the boundary of the site</p> <p>To the south and east of the site are the open, rural landscapes of the Capstone Valley. To the north and west of the site are mature residential areas.</p> <p>Access to the site is taken from Capstone Road, which defines the western boundary of the site.</p>
Size (ha)	2.90
Relevant policy guidance	None
Location Plan	

Development Potential		
Residential (units)	69	
Employment (m <sup>2</sup> )	Office	29,075
	Industrial	11,630
	Storage	11,630
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

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

Suitability		
Accessibility	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"> <li>• A2</li> </ul> <p>It is understood that infrastructure upgrades have been identified to increase capacity on the network to facilitate delivery of development on this site.</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 Capstone 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		
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.	
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	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. Whilst the site currently accommodates a commercial land use, the council is not seeking to protect this.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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 employment/commercial area.	

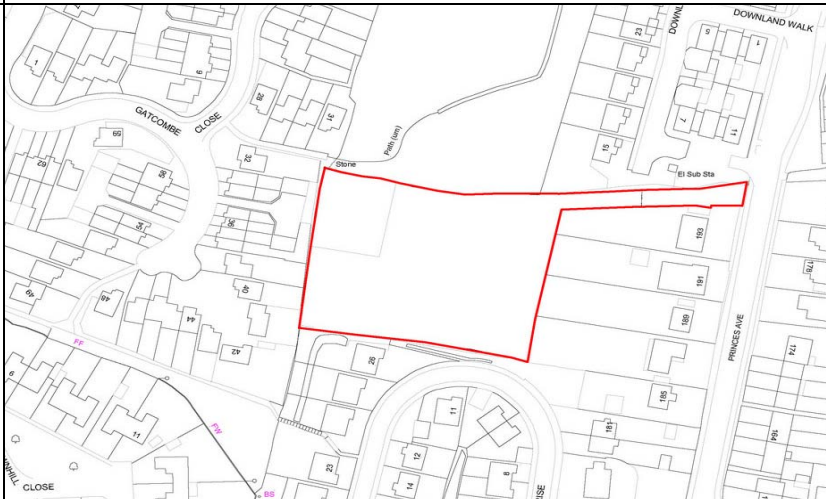
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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#### **Availability**

Landowner is actively promoting the site for redevelopment.	
Planning permission has been given for redevelopment of the site (reference MC/12/0098) to accommodate 69 residential units.	

Site	
Reference	0559
Address	195 Princes Avenue Walderslade
Description	<p>The site comprises a parcel of open space situated to the rear of residential development (Princes Avenue, Peacock Rise, Gatecombe Close). To the north of the site is a larger parcel of open space, which extends towards Maundene School.</p> <p>The site itself is comprises unmaintained, vacant, semi-natural open space. Relatively dense vegetation, including self seeded tress, define the site boundary. The site has a relatively steep gradient which falls west to east, the adjacent land also falls away steeply.</p>
Size (ha)	0.47
Relevant Policy Guidance	-
Location Plan	

Development Potential		
Residential (units)	15	
Employment (m <sup>2</sup> )	Office	4735
	Industrial	1895
	Storage	1895
Main Town Centre Uses (m <sup>2</sup> )		
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	



Suitability - General		
	traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	<p>It is expected a vehicular access could be created on to Princes 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, having particular regard to adjacent properties and gradient.</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 is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some	

Suitability - General		
	development abnormals, in particular the steep gradient, 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	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 and does not have an extant employment use on the site.	
<b>Overall</b>	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

Availability	
Permission granted in January 2015 for reserved matters for 15 units MC/14/1685.	



Site	
Reference	0571
Address	47-48 Second Avenue Industrial Estate
Description	<p>The site comprises an occupied plot, and an adjacent parcel of vacant land, situated on the Second Avenue industrial estate in Chatham. There plots either side and opposite the site. To the rear of the site is vacant land, which acts as a buffer with Street End Road. Immediately adjacent to the north of the site is an electrical sub station.</p> <p>The main part of the site itself comprises a single storey industrial shed and yard (used for car parking). A 2m-security fence defines the site boundary.</p>
Size (ha)	0.17
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m <sup>2</sup> )	Office	1675
	Industrial	670
	Storage	670
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability - General		
	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 Second 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>	
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	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.	


Suitability - General		
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	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 designated employment land and occupies extant employment uses; the SHENA indicates this should be retained.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 employment/commercial area.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0576
Address	A1-A5 and F1-F3, Elm Court Estate, Capstone Road
Description	Rural free-standing site accessed through a country lane. Largely a non-B class use, site gated at junction. Uses include a garden centre, some workshops and a nursery.
Size (ha)	3.25
Relevant policy guidance	None
Location Plan	

Development Potential		
Residential (units)	94 units	
Employment (m <sup>2</sup> )	Office	32,540
	Industrial	13,015
	Storage	13,015
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	

Suitability		
	<p>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> <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 Capstone 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, although it is noted that the site is fully developed and is in active commercial use.</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	Whilst the site is situated outside of the	



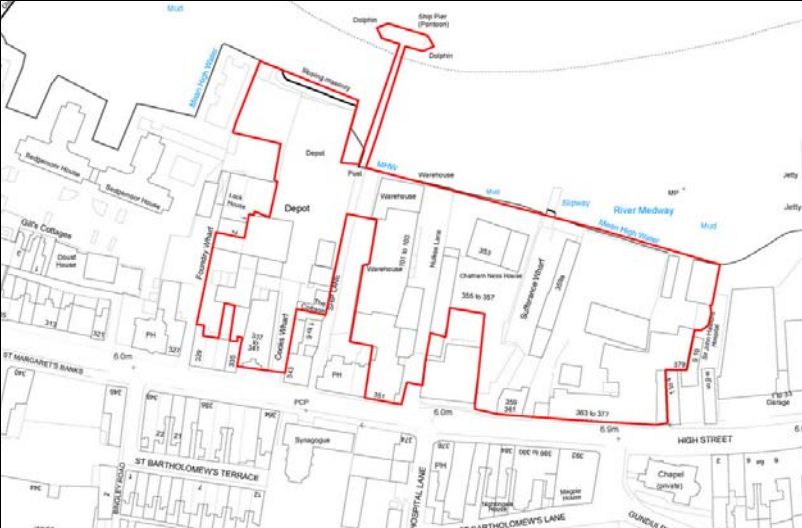
Suitability		
	<p>built up area, in a sensitive landscape area, the site is fully developed and is in active commercial use. As such the site is considered have potential to accommodate change.</p> <p>Further assessment of the potential impacts of development upon the local landscape would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Heritage	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, associated with clearance of the site, 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	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 no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is designated employment land.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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 employment/commercial area.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

Availability	
Landowner is actively promoting the site for redevelopment.	
Planning permission has been given for redevelopment of the site (reference MC/04/2266) to accommodate employment uses.	

Site	
Reference	0598
Address	R/O 329 - 377 (Featherstones) High Street, Rochester
Description	<p>The site comprises the land between the river and the High Street.</p> <p>The site is characterised by a diverse mix of historic buildings, with warehouses and associated yards and ancillary buildings adjacent to the river, and terraces fronting on to the High Street accommodating retail uses on the ground floor and residential on the upper levels.</p>
Size (ha)	1.23
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	66 units	
Employment (m <sup>2</sup> )	Office	1350
	Industrial	540
	Storage	540
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A2</li> </ul> <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 Rochester High Street 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> <p>The site is situated directly adjacent to the</p>	

Suitability		
	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 the Star Hill to Sun Pier Conservation Area and in close proximity to several listed buildings. Any 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	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	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>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.	
<b>Overall</b>	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.	
<b>Overall</b>	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


<b>Overall</b>	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 understood to be actively promoting the site for redevelopment.	
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#### Achievability and Viability

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Site	
Reference	0603
Address	Strood Service Station, 3 London Road, Strood
Description	Flat site, raised from the surrounding area behind a retaining wall, currently used as a car sales and petrol filling station.
Size (ha)	0.25
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	11	
Employment (m <sup>2</sup> )	Office	2,505
	Industrial	1000
	Storage	1000
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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.</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		
	<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 London 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	Due to past uses on site and/or in the nearby area, contamination is possible but	



<b>Suitability</b>		
	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.	

<b>Suitability – Housing</b>		
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 but is in active use as petrol station (sui generis) and therefore is unsuitable for residential	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	


<b>Suitability – Economic Development</b>		
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 employment/commercial area.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

<b>Availability</b>	
Site is not being actively promoted for development.	

Achievability and Viability	

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Site	
Reference	0604
Address	Walnut Tree Farm, 155 Lower Rainham Road, Rainham
Description	The site comprises a parcel of land situated between the Lower Rainham Road and the south bank of the Medway. The site is largely given over to open pasture, with the boundary of the site defined by mature trees and bushes. Situated at the centre of the site is a complex of agricultural buildings. The site is accessed via a single track, which runs from the Lower Rainham Road through the site.
Size (ha)	2.76
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	80	
Employment (m <sup>2</sup> )	Office	27,545
	Industrial	11,020
	Storage	11,020
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Hotel	

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), 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"> <li>• B2004 (Lower Rainham Road)</li> <li>• A289</li> </ul> <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 the Lower Rainham Road, although it is not clear this is wholly within 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	<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>The site is situated outside of the built up area, with an area of locally valued landscape, Riverside Marshes, 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 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	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	The site is situated on the best and most versatile 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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	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	Site is unlikely to be constrained by noise pollution.	
Amenity	Mainly rural area.	

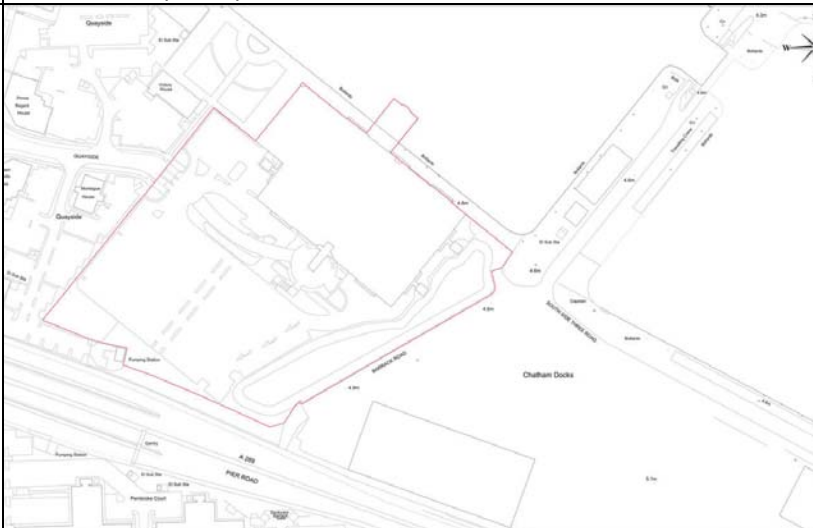
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	
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#### **Suitability – Mixed Use**

<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	
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#### **Availability**

Permission MC/15/0923 granted May 2015 - extensions for hotel use.	
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Site	
Reference	0632
Address	Colonial House Quayside
Description	<p>The site is within the former Dockyard area, at the north end of Chatham. The site is immediately to the north of A289, to the south of a dock/marina. To the west of the site are several commercial buildings and beyond that the Dockside retail and leisure complex. To the east of the site is the Gillingham Dock commercial area.</p> <p>The site itself developed parcel of land, comprising a four/four and half storey large floor plate office building and associated parking and landscaping.</p>
Size (ha)	3.33
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	253 units	
Employment (m <sup>2</sup> )	Office	33,315
	Industrial	13,325
	Storage	13,325
Main Town Centre Uses (m <sup>2</sup> )		
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	Given there are trips associated with the extant use on the site, it is anticipated that	

Suitability - General		
	the highway network around the site could accommodate the traffic generated by the redevelopment of the site, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Quayside/Maritime 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 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	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	



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

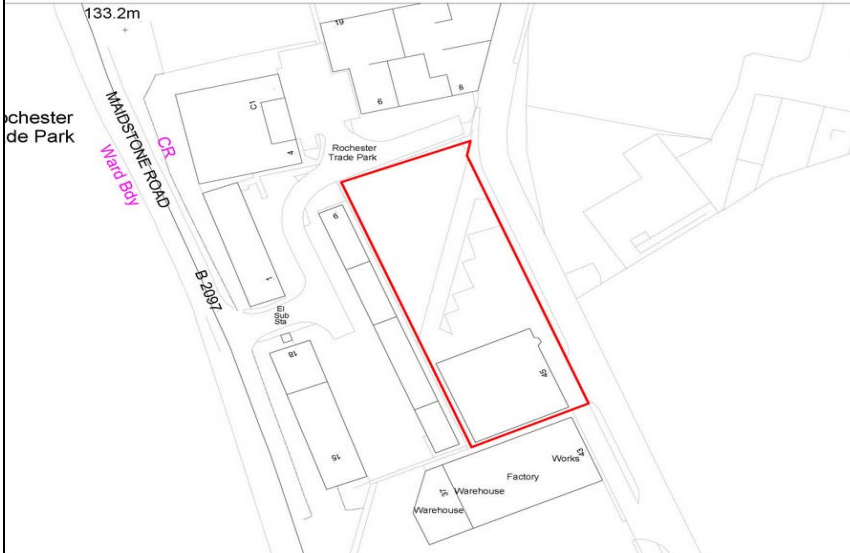
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Whilst the site is designated employment land, the Council has accepted the principle of residential development on the site.	
<b>Overall</b>	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 employment/commercial area.	
<b>Overall</b>	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		
<b>Overall</b>	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.	
Outline Planning Permission (reference MC/14/3631) granted in May 2015 – mixed use redevelopment (253 units).	



Site	
Reference	0638
Address	Land adjacent to 45 Laker Road, Rochester
Description	<p>The site is a plot and adjacent vacant land within the Laker Road industrial estate. To the north, south, west and north east of the site are industrial plots occupied with commercial buildings and associated yards/car parking. To the east/south east of the site is situated Rochester Airfield which is flat, open grass.</p> <p>Site comprises an existing two-storey brick built office/general industry/warehouse building and associated car park which together occupier approximately 2/3 of the site. The remainder of the site is vacant land with a mixture of scrubby vegetation and hard standing.</p>
Size (ha)	0.39
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	4 units	
Employment (m <sup>2</sup> )	Office	3855
	Industrial	1545
	Storage	1545
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

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

Suitability - General		
Accessibility	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 Laker 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 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	

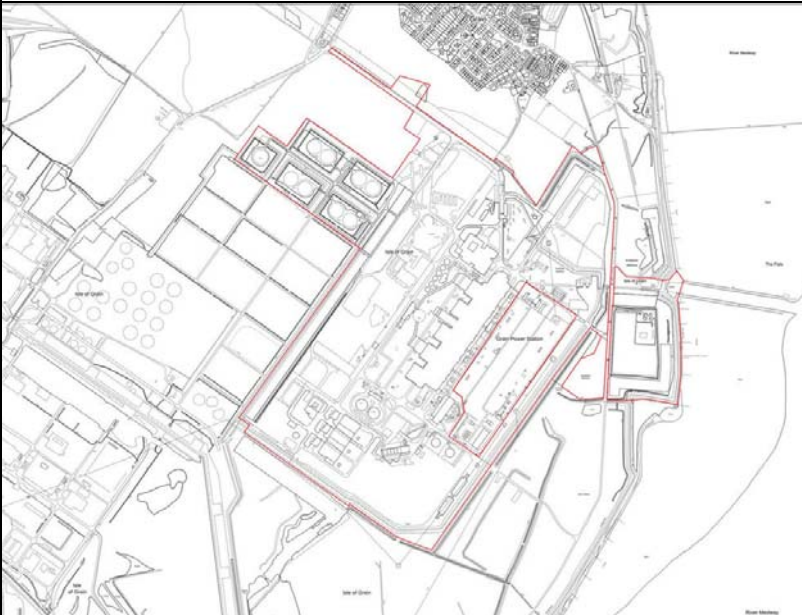
<b>Suitability - General</b>		
	development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

<b>Suitability – Housing</b>		
Flood Risk	Site is at low risk of flooding.	
Noise	It is anticipated that the site is subject to high levels of noise pollution that cannot reasonably be mitigated.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is designated employment land and occupies extant employment uses; the SHENA indicate this type of land should be protected.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0646
Address	Grain Power Station, Grain Road
Description	<p>The site is the former Grain Power Station, situated at south east of the Hoo Peninsula. A strip of vacant land lies along the eastern edge of the site, providing a buffer between the site and the river; the site has a small area of river frontage. Immediately to the north of the site is the village of Grain. To the west is the wider Grain employment site, formerly the Kent BP Oil Refinery, which is partially vacant land and partially accommodates port related activities.</p> <p>Clearance of the former power station buildings has started.</p>
Size (ha)	101.02
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2424 units	
Employment (m <sup>2</sup> )	Office	1,010,205
	Industrial	404,080
	Storage	404,080
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Infrastructure (Energy)	

Suitability - General		
Facilities & Services	Whilst the site currently has poor access to	

Suitability - General		
Accessibility	<p>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. Access around the Medway urban distributor network is likely to be</p>	

Suitability - General		
	<p>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	Site has an existing suitable vehicular access via Grain Road/Power Station Road/Port Victoria 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		
	<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 situated immediately adjacent to the Thames Estuary &amp; Marshes SPA/Ramsar. 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 maybe required in addition to strategic mitigation.</p>	
Landscape	<p>Whilst the site is situated outside of the built up area, the site is previously developed land and thereby 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	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	<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> <p>However careful consideration would need to be given to the cost of any remediation measures and their implications for the viability of any redevelopment of the site.</p>	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is not in active agricultural (or similar) use. Development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

<b>Suitability – Housing</b>		
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. However adjacent employment uses would have a detrimental impact upon residential amenity	
Employment Land	The site currently occupies extant employment uses that should be retained.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

<b>Availability</b>		
Land owner is not promoting the site for redevelopment.		

Site	
Reference	0647
Address	Kingsnorth Power Station
Description	The site has a mix of uses that include two power stations and some petro-chemical activity. The southern part of the site mainly consists of the power stations with the main industrial work situated just to the north of these. The majority of the northern part of the site is open and unused and is proposed land for employment.
Size (ha)	190.69
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	4,577	
Employment (m <sup>2</sup> )	Office	1,906,900
	Industrial	762,760
	Storage	762,760
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Infrastructure	

Suitability - General		
Facilities and 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</p>	

Suitability - General		
	would need to be further investigated through the Local Plan or Development Management process before development on this site could be supported or rejected.	
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> <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</p>	

Suitability - General		
	<p>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	Site has an existing suitable vehicular access via Ropers Lane and Stoke 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> <p>It is noted that a significant amount of ecological mitigation works have been undertaken in support of the ongoing redevelopment of the site.</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 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 situated immediately adjacent to</p>	

Suitability - General		
	the Thames Estuary & Marshes SPA/Ramsar & 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 maybe required in addition to strategic mitigation.	
Landscape	Site is situated previously developed land, which is, or has historically been in an industrial use.  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	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 on previously developed land and is not in active agricultural (or similar) use. 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	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.  However adjacent employment uses would have a detrimental impact upon residential amenity	
Employment Land	Site is designated employment land.	

<b>Overall</b>	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	Established employment/commercial area.	
<b>Overall</b>	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**

<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	
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#### **Availability**

The landowner is not promoting the site for redevelopment, seeking energy development only.	
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Site	
Reference	0648
Address	Land between Vanguard Way and Anthony's Way
Description	The site comprises a parcel of land defined by Vanguard Way to the north and Whitehall Creek to the south, comprising of a bank of unmaintained, natural grassland and vegetation and mud banks, which adjoin the creek.
Size (ha)	6.16
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	148	
Employment (m <sup>2</sup> )	Office	61,600
	Industrial	24,640
	Storage	24,640
Main Town Centre Uses (m <sup>2</sup> )		
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	Access to the strategic highway network	



Suitability - General		
Capacity	<p>(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> <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 George Summers Close, 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	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> <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 in close proximity to the Chatham Historic Dockyard Conservation Area, a number of Listed Buildings and a number of 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>	

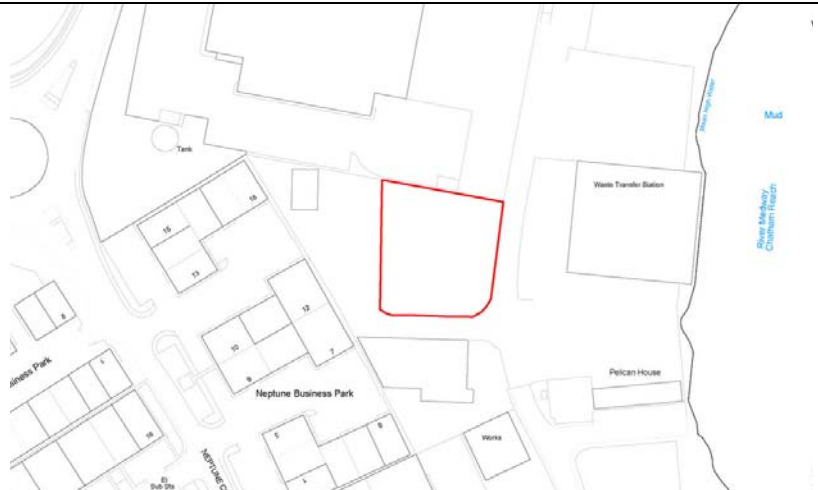
Suitability - General		
	Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	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	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	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 adjacent to an established employment/commercial area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 submission has been received for housing or employment/commercial uses.		

Site	
Reference	0652
Address	Wilds Yard, Clipper Close, Medway City Estate
Description	<p>The site is situated with the Medway City Estate, on the eastern edge of the Estate. Clipper Close defines the site. To the north of the site is large commercial building. To the east and south of the site is a waste-processing site. Along the western and southern side of the site is a complex of small commercial workshop units.</p> <p>The site itself is comprises an area of hard standing given over to open storage.</p>
Size (ha)	0.20
Relevant Policy Guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	2 units	
Employment (m <sup>2</sup> )	Office	2010
	Industrial	805
	Storage	805
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	

Suitability		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• Medway Tunnel</li> <li>• A289</li> </ul> <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 Clipper 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	Site is situated within built up area.	

<b>Suitability</b>		
	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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	Site is not designated open space.	

<b>Suitability – Housing</b>		
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 no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	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

<b>Overall</b>	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.	
Planning application has been granted for redevelopment (MC/13/2755).	



Site	
Reference	0654
Address	Land adjoining Southern House, Anthonys Way
Description	The site is a vacant/undeveloped plot within the Medway City Estate. The site comprises relatively flat ground, which is given over to overgrown and unmaintained grass and scrub vegetation.
Size (ha)	0.55
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	6 units	
Employment (m <sup>2</sup> )	Office	5475
	Industrial	2190
	Storage	5475
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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), 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"> <li>• Medway Tunnel</li> <li>• A289</li> </ul>	

Suitability		
	<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 Anthony's Way or Royal Eagle 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</p>	

Suitability		
	<p>Development Management process, before development could be supported or rejected.</p> <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>	
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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	The site is not designated open space but is used for recreational purposes.	

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 no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is designated employment land and SHENA surveys indicate this type of land	

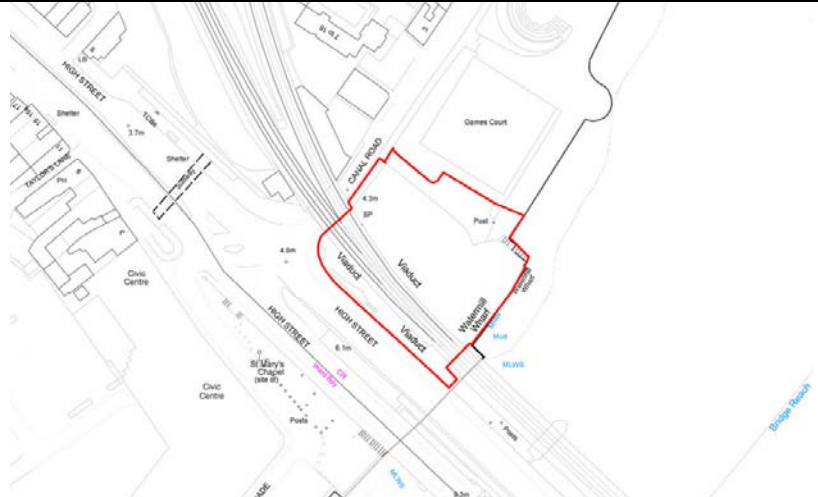
	should be protected in this sub area.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

<b>Availability</b>		
Site is not being actively promoted for development.		

<b>Achievability and Viability</b>		
Residential		
Employment		
Main Town Centre Uses		

Site	
Reference	0657
Address	Watermill Wharf, Canal Road, Strood
Description	Flat site adjacent to River Medway, currently in use as a car park and storage. Part of the site is made up of railway arches. Access is via Canal Road.
Size (ha)	0.36
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	19	
Employment (m <sup>2</sup> )	Office	3,600
	Industrial	1,440
	Storage	1,440
Main Town Centre Uses (m <sup>2</sup> )		
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 Canal 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> <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>	
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	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	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 may be constrained by air pollution but mitigation is likely to be deliverable.	
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0663
Address	82 Jeffery Street, Gillingham
Description	<p>The site is situated in central Gillingham and currently comprises two-storey building, fronting on to Jeffery Street, and a yard to the rear, which extends some distance into a residential block. The rear yard area is thereby surrounding be residential properties (two storey terraced housing).</p> <p>Vehicular access to the yard is via Jeffery Street there is also an access via King Street.</p> <p>The buildings fronting on to Jeffery Street are in a relatively poor condition. The building includes a retail unit on the ground floor (timber merchant).</p>
Size (ha)	0.14
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6 units	
Employment (m <sup>2</sup> )	Office	1350
	Industrial	540
	Storage	540
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network	Access to the strategic highway network	



Suitability		
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"> <li>• A2</li> </ul> <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 Jeffrey Street.	
Ecological Potential	<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>	
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		
	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 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 implication for site capacity.	
Employment Land	Site is not designated employment land and does not have an extant employment use on the site, part of the site is however given over to retail.	
<b>Overall</b>	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.	


<b>Overall</b>	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**

<b>Overall</b>	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**

Planning application has been submitted for redevelopment.	
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Site	
Reference	0669
Address	39-41 Mills Terrace, Chatham
Description	<p>The site comprises a parcel of land situated within a residential block. The site is thereby enclosed by housing (two storey terraces) situated on Mills Terrace, Otway Street, Sturla Road, Melbourne Road.</p> <p>The site itself includes a large detached property and its surrounding grounds/garden. The site has several large trees within it. Access is taken from Mills Street, passing between two properties. The site falls away relatively steeply from south to north.</p>
Size (ha)	0.25
Relevant Policy Guidance	-
Location Plan	

Development Potential		
Residential (units)	10 units	
Employment (m <sup>2</sup> )	Office	2470
	Industrial	985
	Storage	985
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A2</li> </ul> <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 via Mills Terrace.	
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>	

<b>Suitability</b>		
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.	

<b>Suitability – Housing</b>		
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 and does not have an extant employment use on the site.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	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	0676
Address	Cuxton Station, Station Road, Cuxton
Description	<p>The site is situated to the rear of Cuxton Station. The railway line runs along the southern boundary of the site, adjacent to the river. To the north and east of the site is open countryside. To the west of the site is the village of Cuxton.</p> <p>The site itself comprises the station building, car park and associated grounds. The grounds are relatively overgrown with vegetation.</p>
Size (ha)	0.24
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	3 units	
Employment (m <sup>2</sup> )	Office	2385
	Industrial	955
	Storage	955
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified	



Suitability		
	<p>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> <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 Station 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	Whilst the site is situated outside of the built up area, and partially comprises previously developed land, the landscape is	

<b>Suitability</b>		
	<p>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	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	Site is not designated open space.	

<b>Suitability – Housing</b>		
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.	
<b>Overall Residential</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

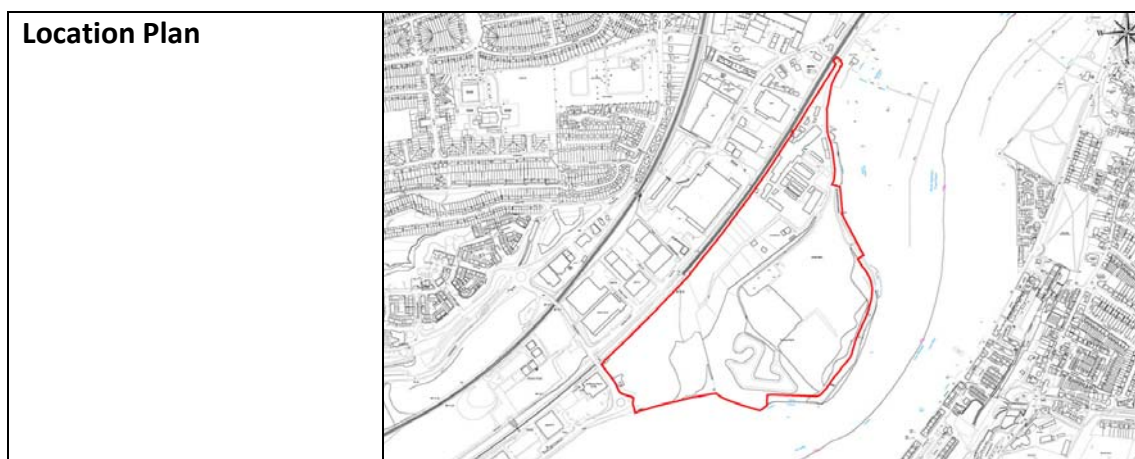
#### **Suitability – Mixed Use**

<b>Overall</b>	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	0685
Address	Temple Waterfront, Roman Way, Strood
Description	<p>The site is bounded to the south west by Roman Way, which provides access not only to the site itself but also to relatively recent development at Medway Valley leisure park. The north western boundary is formed by the Medway Valley railway line. The eastern and southern boundaries of the site are formed by the Medway River.</p> <p>Temple Manor, the Grade 1 Listed Building and Scheduled Ancient Monument after which Temple Waterfront has been named, lies to the north of the site on the western side of the Medway Valley railway line. The Medway Valley leisure park is located south west of the site and comprises a range of uses including nightclub, cinema, health club, bars and restaurants. Employment uses to the north and north west of the site include a brewery distribution depot, light industry including manufacturing and storage and distribution. To the north east of the site there are a range of existing uses associated with the River. These include boatyards and moorings for the Strood Yacht Club.</p> <p>The site is around 28 hectares (69 acres) in size and comprises three distinct parts – the former Martin Earle’s cement works, the Temple Marsh open space, and the Morgan Timber yard and waste / recycling uses.</p> <p>Although broadly flat, there are some areas of significant topographical variation within the site, including existing spoil heaps. The Temple Marsh area, together with the majority of the timber yard, are broadly level. There is a drop in level from the main site to the saltmarsh which forms an inter-tidal habitat to the River. The southern part of the site is visually dominated by the embankments on which Roman Way and the railway site.</p>
Size (ha)	27.02
Relevant policy guidance	Temple Waterfront Development Brief 2006



Development Potential		
Residential (units)	620	
Employment (m <sup>2</sup> )	Office	270,205
	Industrial	108,080
	Storage	108,080
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability		
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	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		
	<ul style="list-style-type: none"> <li>• A2</li> <li>• A228</li> </ul> <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 Roman 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</p>	

Suitability		
	<p>undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <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>	
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 although regard would need to be had to the setting of Temple Manor.	
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	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.</p> <p>Whilst the site is designated open space, the council has previously accepted redevelopment proposals for the site.</p>	

Suitability – Housing		
Flood Risk	Level of flood risk on the site is considered acceptable. The sequential test has been passed.	
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

#### 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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

#### Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
Site has extant outline permission MC09/0417 for residential, employment, retail and community uses plus open space.	



<b>Site</b>	
<b>Reference</b>	0686
<b>Address</b>	Diggerland, Roman Way, Strood
<b>Description</b>	Site covers a former refuse tip and is between two railway lines. Currently used for leisure purposes associated with Diggerland: including digger rides and amusements.
<b>Size (ha)</b>	8.44
<b>Relevant policy guidance</b>	-
<b>Location Plan</b>	

Development Potential		
Residential (units)	203	
Employment (m <sup>2</sup> )	Office	84,450
	Industrial	33,780
	Storage	33,780
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability - General		
	<p>distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular: A2</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> <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 Roman 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</p>	

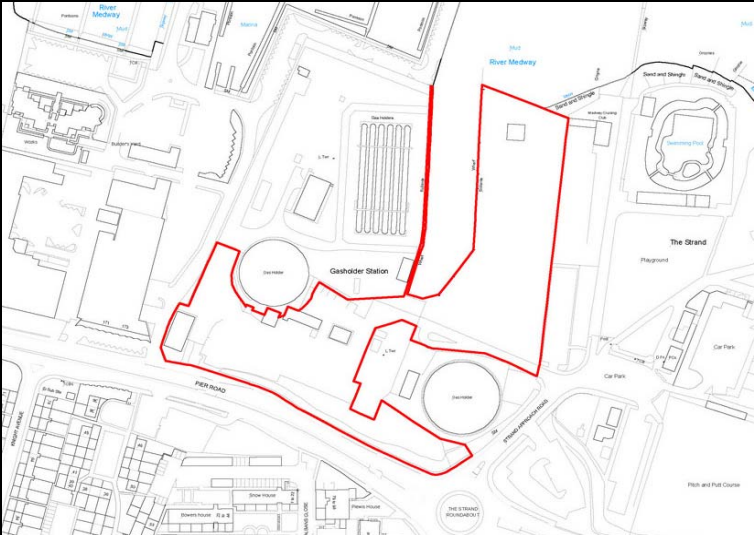
Suitability - General		
	impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area.  Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is 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	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	The site is previously developed land and development would not result in the loss of any agricultural land.	
Open Space	The site is not designated open space but is used for recreational purposes (Diggerland Leisure Park)	

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 no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Leisure Park	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
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	Mixed commercial and residential area	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

<b>Availability</b>		
Landowner is actively promoting the site for residential redevelopment.		

Site	
Reference	0687
Address	National Grid Property, Pier Road, Gillingham
Description	Flat Site comprising a large area of hardstanding used for vehicle parking and storage, with 4 single storey buildings on site. The buildings were a mixture of brick built and temporary portacabin structures.
Size (ha)	2.12
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	203	
Employment (m <sup>2</sup> )	Office	21,245
	Industrial	8,500
	Storage	8,500
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Energy Infrastructure	

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"> <li>A289</li> </ul> <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	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>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to the Medway Estuary and Marshes SSSI.</p> <p>In light of the Natural England guidance it is assumed that the development of this site also poses a potential risk to the Medway Estuary and Marshes SPA.</p> <p>The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ).</p> <p>Further assessment of the potential impacts of development upon these 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 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 there are gas holders on the adjacent site to the north and the site falls within the HSE Inner Consultation Zone.	
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	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 designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	


<b>Suitability – Economic Development</b>		
Flood Risk	Level of flood risk on the site is considered unacceptable	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity	Mixed commercial and residential area	

<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	
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<b>Suitability – Mixed Use</b>		
<b>Overall</b>	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	0693
Address	Land at Medway Road, West of 32 Laurel Road
Description	The site is a triangular open site, gently sloping and well screened from surrounding area by mature trees and high hedges.
Size (ha)	0.38
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	16	
Employment (m <sup>2</sup> )	Office	3,755
	Industrial	1,500
	Storage	1,500
Main Town Centre Uses (m <sup>2</sup> )		
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	It is likely a suitable vehicular access could be created on to Medway Road or Cumberland Road, which is directly	
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 Brompton Lines Conservation Area and houses some Grade II listed anti-tank pimples, and development may thereby impact upon these designated heritage assets.</p> <p>Development is likely to have a significant impact upon designated heritage assets</p>	
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	


Suitability - General		
	development abnormals, 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 in 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 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	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.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use		
<b>Overall</b>	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.	
MC/11/1888 - 11 dwellings - refused	

Site	
Reference	0697
Address	Adj 12 Street End Road, Chatham
Description	Elongated site running at right angles to road with a collection of single storey industrial units present. Vehicular access to the site is from Street End Road.
Size (ha)	0.30
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	13	
Employment (m <sup>2</sup> )	Office	3,035
	Industrial	1,215
	Storage	1,215
Main Town Centre Uses (m <sup>2</sup> )		
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 Street End Road.	

<b>Suitability - General</b>		
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 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.	

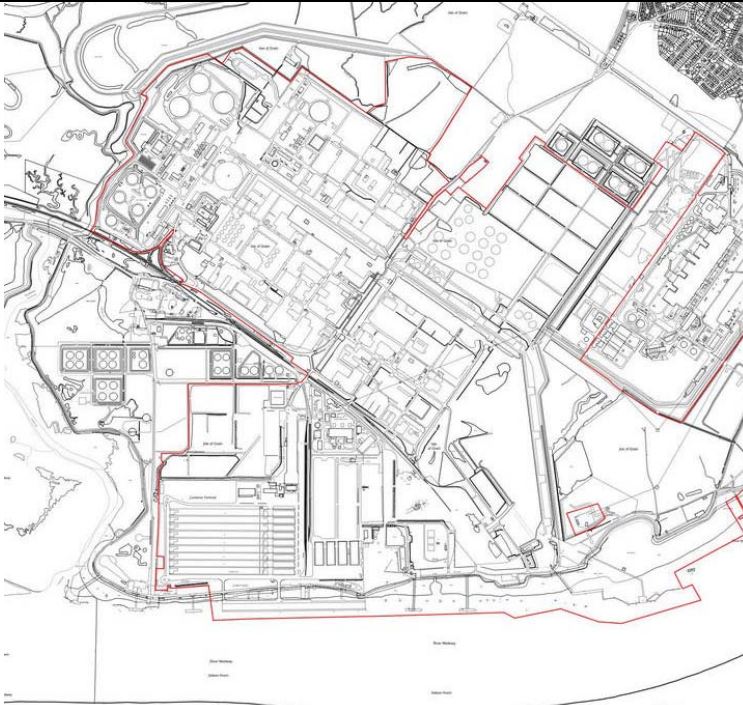
<b>Suitability – Housing</b>		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	

Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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	0699
Address	National Grid Property Holdings, Grain Road
Description	Land area of employment land that incorporates petrochemical storage, a former coal power station and London Thamesport container terminal. Access to the site is provided via the Grain Road and a dedicated freight rail line. Grain village is situated to the north of the site.
Size (ha)	538.93
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	12936	
Employment (m <sup>2</sup> )	Office	5,389,380
	Industrial	2,155,750
	Storage	2,155,750
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Energy generation, storage and port facilities	

Suitability
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Suitability		
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>	
Strategic Highway Network Accessibility	<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. Access around the Medway urban</p>	

Suitability		
	<p>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	Site has an existing suitable vehicular access via Grain 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>In particular we are aware the site has potential for invertebrates as these have been identified on the site in the past.</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 immediately adjacent to the Thames Estuary and Marshes SPA/Ramsar and Medway Marine Conservation Zone (MCZ). 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 maybe required in addition to	

Suitability		
	strategic mitigation.	
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	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 known or suspected on site but remediation is considered to be deliverable	
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 resolvable.</p>	
Agricultural Land	The site is previously developed land 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.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely. However the existing employment and infrastructure uses would make the site unsuitable for residential development.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	

Land Use	Site is designated employment land.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### **Suitability – Economic Development**

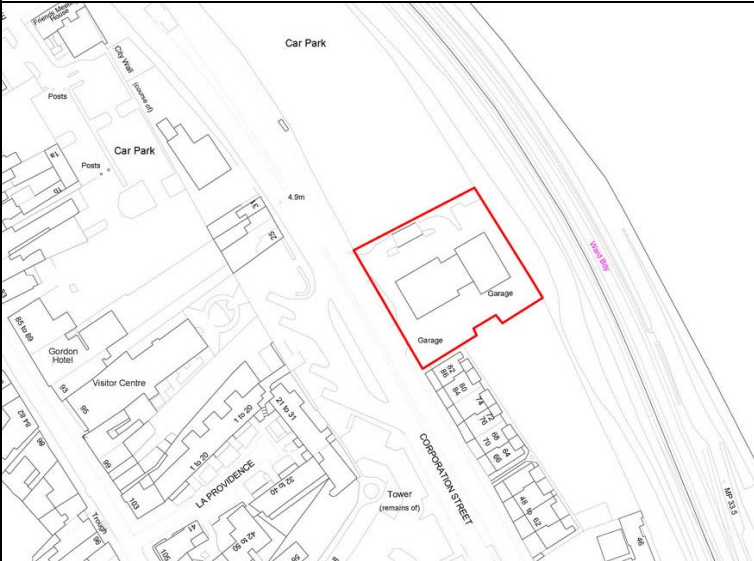
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Land Use	The site is designated employment land and/or is in active employment use that should be 'protected and enhanced', having regard to the recommendations of the SHENA.	
<b>Overall</b>	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**

<b>Overall</b>	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 to include: employment and other energy infrastructure.	
Planning application has been submitted for redevelopment including energy and employment.	

Site	
Reference	0700
Address	Ex Service Stn, adj 86 Corporation Street, Rochester
Description	Redundant petrol station now used as a car wash adjacent to Corporation Street, from where access to the site can be achieved
Size (ha)	0.20
Relevant policy guidance	Rochester Riverside Masterplan and Development Brief (September 2014), Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m <sup>2</sup> )	Office	2,060
	Industrial	825
	Storage	825
Main Town Centre Uses (m <sup>2</sup> )		
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 Corporation Street, providing suitable vehicular access.	

<b>Suitability - General</b>		
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 known or suspected on site but remediation is considered to be deliverable	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	The site is previously developed land and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	


<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

<b>Availability</b>		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0703
Address	31-39 Duncan Road, Gillingham
Description	The site is characterised by an area of hard standing which is currently in use by an existing car wash unit to the front of the site with garage units for car repairs located to the rear north eastern end of the site. There are approximately 15 storage/shed units to the south eastern rear end of the site, presumably used for storage.
Size (ha)	0.17
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m <sup>2</sup> )	Office	1,665
	Industrial	665
	Storage	665
Main Town Centre Uses (m <sup>2</sup> )		
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 Duncan 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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
Open Space	Site is not designated open space.	
Overall Suitability	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

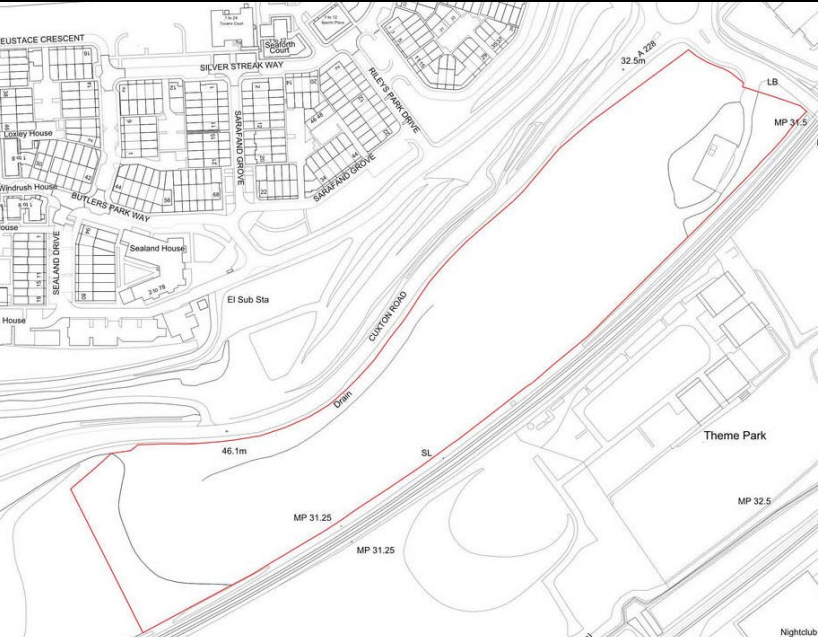
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties.  Whilst this is likely to be resolvable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

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

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

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



Site	
Reference	0705
Address	Pit 2, Roman Way, Strood
Description	Site to the north of diggerland. It is a overgrown, former waste site, bordering railway line to the south and A228 to the north. Access to the site is from Roman Way.
Size (ha)	3.65
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	106	
Employment (m <sup>2</sup> )	Office	36,475
	Industrial	14,590
	Storage	14,590
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>A2</li> </ul>	

Suitability - General		
	<ul style="list-style-type: none"> <li>Rochester Bridge</li> </ul> <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 Roman 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	Whilst the site is situated outside of the built up area, the landscape is considered less sensitive and to have some potential to	


Suitability - General		
	<p>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	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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0707
Address	LIFT site, 551-555 Canterbury Street, Gillingham
Description	Flat commercial site with car parking and access to Canterbury Street.
Size (ha)	0.28
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m <sup>2</sup> )	Office	2,770
	Industrial	1,110
	Storage	1,110
Main Town Centre Uses (m <sup>2</sup> )		
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 Canterbury Street.	
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.	



Suitability - General		
	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 an impact upon any designated heritage assets	
Air Quality	Level of flood risk on the site is considered acceptable.	
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>he 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. However the site is currently in D2 use as temporary health centre, as such the site is not considered suitable for redevelopment for other uses.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

<b>Availability</b>	
MC/14/0502 temporary NHS centre approved.	

Site	
Reference	0708
Address	Land rear of former St Matthews School, Borstal
Description	Steeply sloping open space on edge of urban area. The former St Matthews School – now empty- is located in the northwestern corner of the site.
Size (ha)	0.74
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m <sup>2</sup> )	Office	7,380
	Industrial	2,950
	Storage	2,950
Main Town Centre Uses (m <sup>2</sup> )		
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. However given its proximity to an existing residential area this is not considered an absolute constraints upon development.	
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	

Suitability - General		
	<p>be created on to Hill 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 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	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	The site is not designated open space but is used for recreational purposes [former St Matthew's School Playing Fields].	

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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 MC/15/0958 18 units refused.		

Site	
Reference	0709
Address	Allhallows Holiday Park, Avery Way
Description	A flat site used for a caravan park for leisure purposes
Size (ha)	68.2
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	1636	
Employment (m <sup>2</sup> )	Office	681,835
	Industrial	272,735
	Storage	272,735
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Holiday Park	

Suitability - General
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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	Site has an existing suitable vehicular access via Avery 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	The site is situated immediately adjacent to the Thames Estuary and Marshes SPA/Ramsar and Medway Marine Conservation Zone. 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 maybe required in addition to strategic mitigation.	
Landscape	Site is situated within built up area.	



Suitability - General		
	Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	<p>Site is within or is in close proximity to Slough Fort and Batteries (SAM &amp; Listed Building), 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 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 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	Site is not designated open space.	

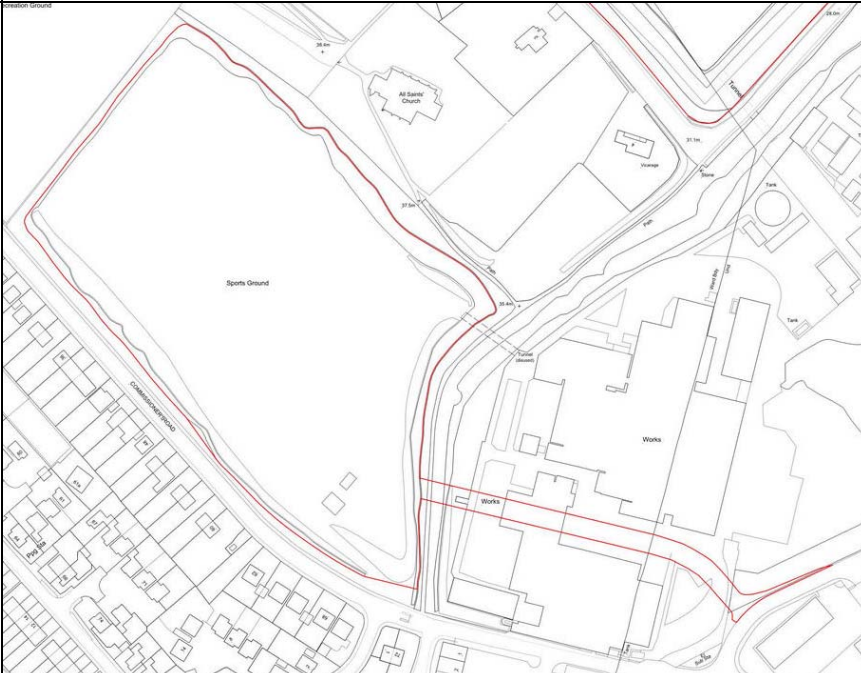
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking	

	impacts.	
Land Use	Site is not designated employment land.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

<b>Suitability – Economic Development</b>		
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 or rural area with no other commercial uses.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

<b>Availability</b>		
Landowner is actively promoting the site for tourism and leisure redevelopment.		
MC/11/2330 - approved outline for redevelopment		

Site	
Reference	0711
Address	North side of Commissioners Road
Description	The site is a former quarry. At the base the site comprises a relatively level surface of rough mown grass with peripheral trees on the embankment to Commissioners Road and the upper parts of the quarry face.
Size (ha)	3.75
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	110	
Employment (m <sup>2</sup> )	Office	37,540
	Industrial	15,015
	Storage	15,015
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor 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	

Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• Rochester Bridge</li> <li>• Medway Tunnel</li> </ul> <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 Commissioners 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</p>	

<b>Suitability - General</b>		
	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 unlikely to an impact upon any designated heritage assets	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Contamination	Contamination is not suspected on the site	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
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.	


<b>Suitability – Housing</b>		
Flood Risk	Level of flood risk on the site is considered acceptable.	
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 designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

<b>Availability</b>		
Site is actively being promoted for development.		

Site	
Reference	0712
Address	HMP Rochester, Sir Evelyn Road
Description	An open piece of ground adjacent to Sir Evelyn Road and the prison. One small single storey utility is present on the site.
Size (ha)	0.67
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	28	
Employment (m <sup>2</sup> )	Office	6,660
	Industrial	2,665
	Storage	2,665
Main Town Centre Uses (m <sup>2</sup> )		
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 Way, 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	

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 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	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.	
Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

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

Site	
Reference	0713
Address	Land to East of Chattenden Lane
Description	Large open agricultural site bounded by trees and hedges that slopes south to north. There is potential access from Chattenden Lane and Peninsula Way/Main Road roundabout to the north east of the site. To the south and east of the site is the dual carriageway Peninsula Way. To the west and south are residential properties with agricultural land to the north.
Size (ha)	6.65
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	160	
Employment (m <sup>2</sup> )	Office	66,540
	Industrial	26,615
	Storage	26,615
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

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

Suitability - General		
Accessibility	opportunities.	
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> <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 Chattenden Lane and Four Elms Hill, 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 habitats cannot be established at this stage.	

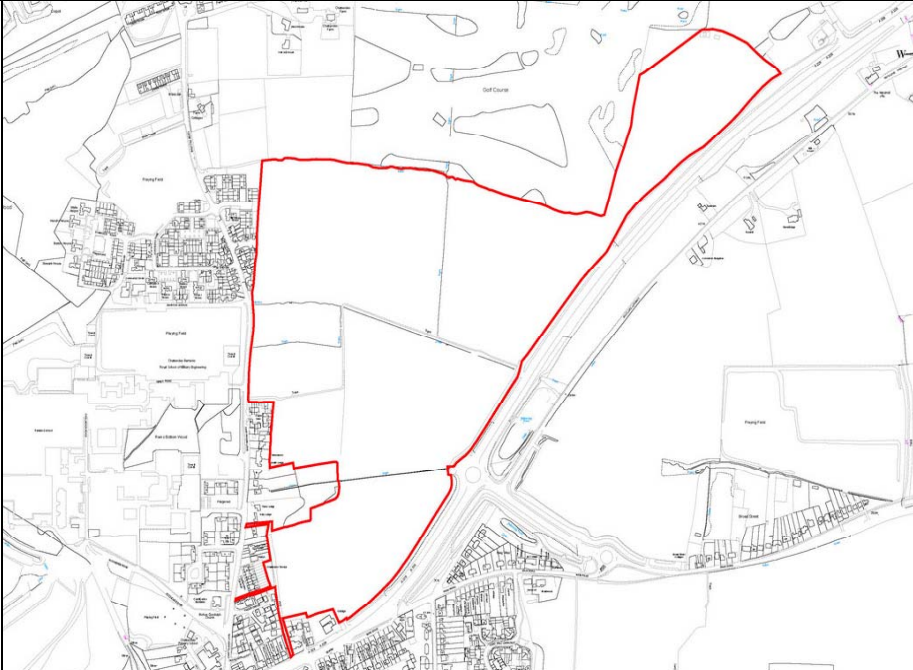
Suitability - General		
	Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses 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>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	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	A major pipeline runs through or near to the site which main constrain development.	
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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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	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 or rural area with no other commercial uses.	
Overall	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Landowner is actively promoting the site for redevelopment; specifically for housing, employment or retail and a mix of these uses.	
Planning Application MC/15/0864 – 131 dwellings	

Site	
Reference	0714
Address	Land to east of Chattenden Lane
Description	Large open fields, with a small southern section separated from the majority of the site by a drainage ditch. The area to the north and east is highly visible with a marked agricultural character and rising topography. A large part of the site runs adjacent to the A228 dual carriageway. Deangate Ridge golf course and predominantly residential areas of Chattenden village also border it.
Size	41.2
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	989	
Employment (m <sup>2</sup> )	Office	412,015
	Industrial	164,805
	Storage	164,805
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General
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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	Site has an existing suitable vehicular access via A228.	
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>The site is situated outside of the built up area, with an area of locally valued landscape (Hoo Farmland), 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 known or suspected on site.	
Site Developability	A major pipeline runs through or near to the site which main constrain development.	
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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	The site is not designated open space.	

Suitability – Housing		
Flood Risk	The site is at low risk of flooding.	
Noise	The site may be constrained by noise pollution but this is likely to be capable of mitigation.	
Amenity/Overlooking	<p>There are limited residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent any amenity/overlooking issues.</p>	
Employment Land	The site is in a rural area adjacent to a residential settlement, and is not allocated for any alternative use.	
Overall	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
Flood Risk	The level of flood risk on site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution but this is likely to be capable of mitigation for commercial uses.	
Amenity	The site is located in a rural and residential area with few other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
The landowner is actively promoting the site for development..	
Planning application has been submitted for residential development of part of the site - MC/15/0864 131 dwelling.	

Site	
Reference	0715
Address	Land to West of Church Farm, Church Lane, Hoo
Description	Flat agricultural land next to arable farmland in active use. Residential properties on remaining two sides. There is no direct vehicle access to the site.
Size (ha)	0.18
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2	
Employment (m <sup>2</sup> )	Office	1,870
	Industrial	750
	Storage	750
Main Town Centre Uses (m <sup>2</sup> )		
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 Branta Fields, which is directly adjacent to the site.	

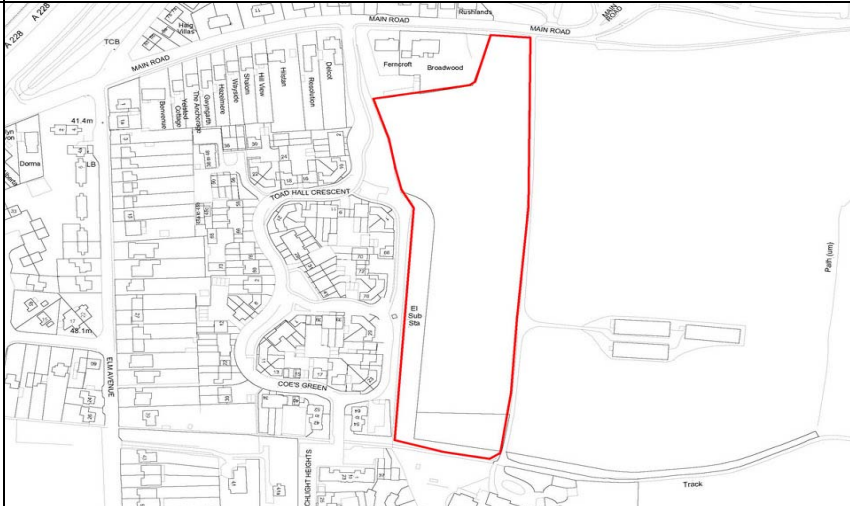
Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and 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 on the edge of a 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 on any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not known or suspected on site.	
Site Developability	The site is free from development abnormalities.	
Agricultural Land	Site is used in association with 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	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	The site is in a rural area, is adjacent to residential areas, and is not designated for any alternative use.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
Flood Risk	The level of flood risk on site is considered to be acceptable for commercial uses.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity	The site is located in a rural/residential area with few other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
<p>The site is not being actively promoted for development. Landowner is unknown.</p> <p>Landowner intentions are unknown.</p>		

Site	
Reference	0716
Address	Land to the East of Toad Hall, Main Road, Hoo
Description	Site comprises an open field. The land drops from south to north. There is an existing vehicular access from Main Road, Chattenden. There is a private access which serves Tamarisk. A bramble/tree boundary to the west.
Size (ha)	2.26
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	65	
Employment (m <sup>2</sup> )	Office	22,565
	Industrial	9,025
	Storage	9,025
Main Town Centre Uses (m <sup>2</sup> )		
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>It is likely a suitable vehicular access could be created on to Main 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</p>	

Suitability - General		
	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>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	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	The site is situated on the best and most versatile 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</p>	



	implication for site capacity.	
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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### 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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Site is not being actively promoted for development. Landowner is unknown. Landowner intentions are unknown.	
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Site	
Reference	0717
Address	West of Tower Hill House, Castle Street Upnor
Description	The site an agricultural field, bounded by hedgerows on all sides. Mature trees to the South adjoining boundary with Tower Hill House. Site slopes from SW to NE. Views from rear of Castle Street across site, gardens raised. Three low concrete block structures in centre of site
Size (ha)	3.18
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	92	
Employment (m <sup>2</sup> )	Office	31,880
	Industrial	12,750
	Storage	12,750
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability - General		
	<p>go somewhat 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	<p>It is likely a suitable vehicular access could be created on to Castle Street, 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>	

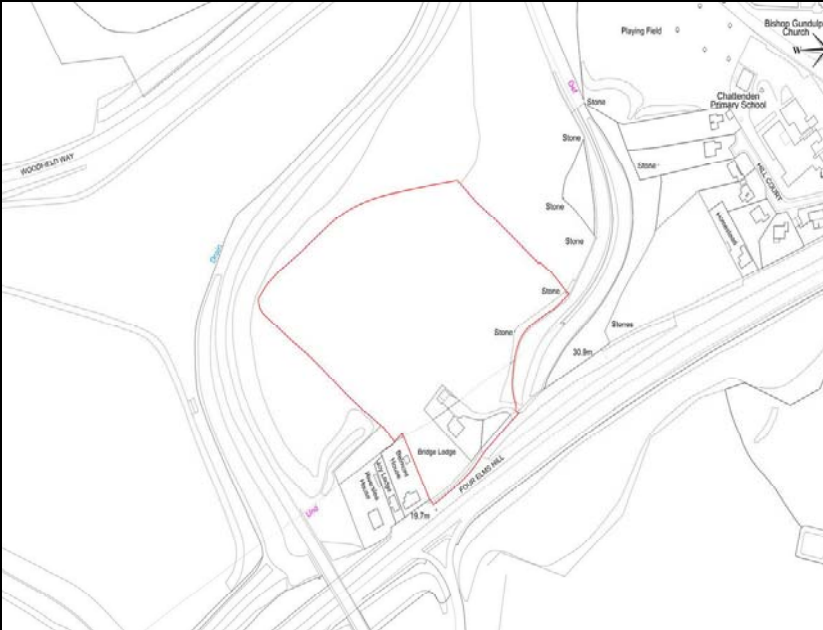
Suitability - General		
	Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses 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>The site is situated outside of the built up area, with an area of locally valued landscape Hogmarsh Valley, 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 have an impact upon any designated heritage assets.	
Flood Risk	Level of flood risk on the site is considered acceptable.	
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	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.	
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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Landowner is actively promoting the site for redevelopment to residential (housing and a care home).		

Site	
Reference	0718
Address	Bridge Lodge, Four Elms Hill
Description	Sloping field fronted by a dwelling. Highly visible from A228. Access via a layby off the dual carriageway. Planting to field edges.
Size (ha)	2.53
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	73	
Employment (m <sup>2</sup> )	Office	25,345
	Industrial	10,140
	Storage	10,140
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability - General		
	<p>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 Four Elms Hill, 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	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>The site is situated outside of the built up area, with an area of locally valued landscape [Hogmarsh Valley], 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 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	<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 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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be</p>	



	designed to prevent amenity/overlooking impacts.	
Employment Land	The site is situated in a predominantly rural area, with some limited residential properties nearby, and is not designated for any alternative land use.	
<b>Overall</b>	The site is not considered suitable for residential development unless the 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	The site is located in a predominantly rural area with no other commercial uses.	
<b>Overall</b>	<p>The site is not considered suitable for employment uses.</p> <p>The site is not considered suitable for main town centre uses.</p>	

#### Suitability – Mixed Use

<b>Overall</b>	The site is not suitable for a mixed use development due to its rural location.	
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#### Availability

Landowner is actively promoting the development of the site.	
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Site	
Reference	0722
Address	90-94 Bush Road, Cuxton
Description	Rear gardens of Nos 92-94, Bush Road, Cuxton
Size (ha)	0.19
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2	
Employment (m <sup>2</sup> )	Office	1,880
	Industrial	750
	Storage	750
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor 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	<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	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	Site is situated within built up area.	
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.	

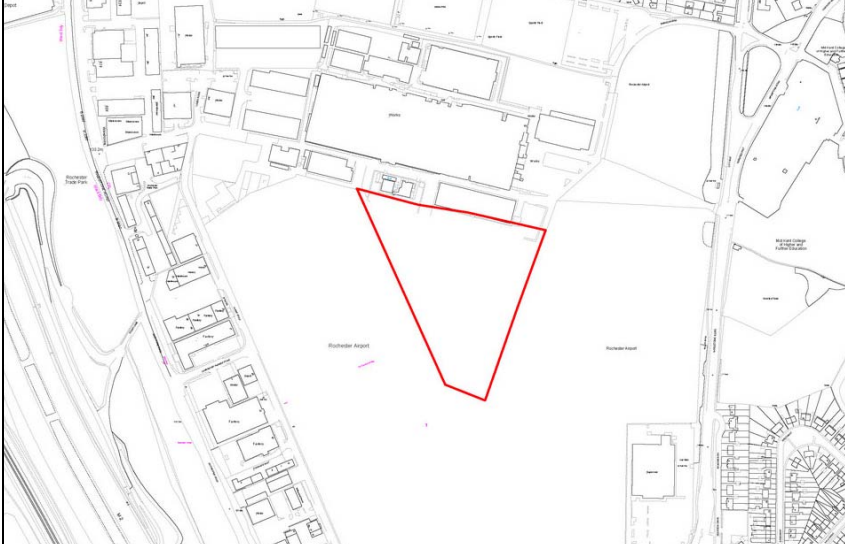
Suitability – Housing		
Flood Risk	Level of flood risk on the site is considered acceptable.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	It is expected that development of the site would impact upon amenity of nearby residential properties.	

Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed</b>	

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

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

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

Site	
Reference	0724
Address	BAE Systems, Rochester
Description	Flat site adjacent to the BAE Systems site and Rochester Airport currently used for car parking by BAE Systems.
Size (ha)	3.50
Relevant policy guidance	Rochester Airport Masterplan (January 2014)
Location Plan	

Development Potential		
Residential (units)	189	
Employment (m <sup>2</sup> )	Office	34,990
	Industrial	14,000
	Storage	14,000
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Aviation industry and airport expansion	

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"> <li>• A229</li> </ul> <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 BAE 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	<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.	

Suitability - General		
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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

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



Site	
Reference	0726
Address	1-21 St Clements House, Corporation Street
Description	3 storey 1960's flats adjacent to the railway line and Corporation Street.
Size (ha)	0.21
Relevant policy guidance	Rochester Riverside Masterplan and Development Brief (September 2014), Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	0 (net - 21 existing units on site)	
Employment (m <sup>2</sup> )	Office	2,145
	Industrial	860
	Storage	860
Main Town Centre Uses (m <sup>2</sup> )		
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 Corporation Street.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level	

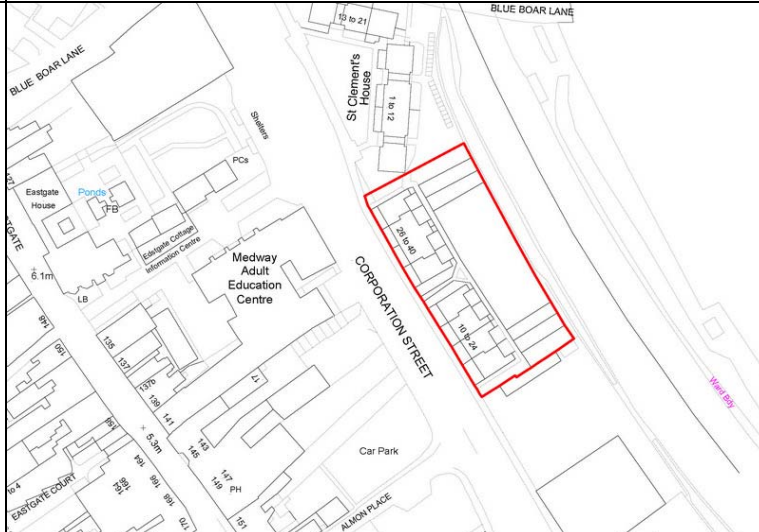
Suitability - General		
	<p>assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported 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	Site is subject to some development abnormalities, these are considered resolvable.	
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>	
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.	
Employment Land	Site is not designated employment land	

<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

<b>Suitability – Mixed Use</b>		
<b>Overall</b>	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.	
Landowner intentions are unknown.	

Site	
Reference	0728
Address	10-40 Corporation Street, Rochester
Description	1930's flats in a 2 storey terrace style, large rear garden space. The Rochester Station and elevated railway line are to the rear.
Size (ha)	0.23
Relevant policy guidance	Rochester Riverside Masterplan and Development Brief (September 2014), Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	26 (16 existing)	
Employment (m <sup>2</sup> )	Office	2,381
	Industrial	952
	Storage	952
Main Town Centre Uses (m <sup>2</sup> )		
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 Corporation 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	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.	

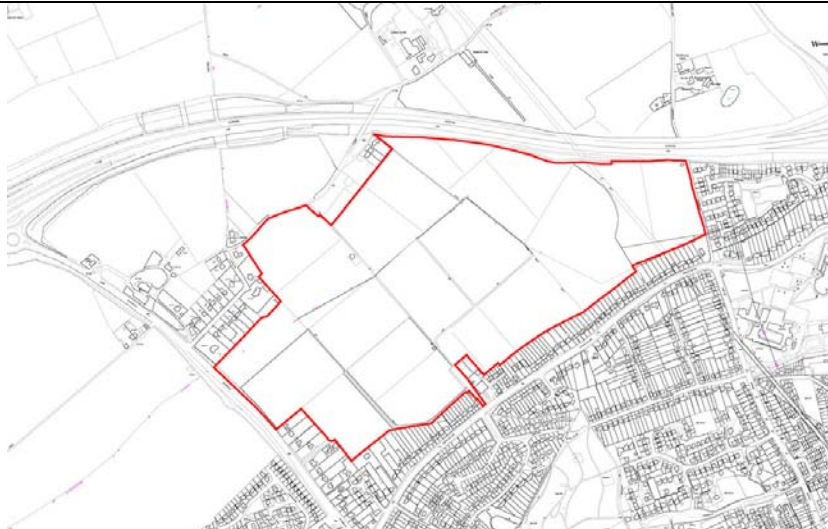
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.  Note: Flood Zone 1, 2 and 3a.	
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

Availability		
Site is being actively promoted for residential redevelopment.  Planning application submitted across 2 sites (this and SLAA0731) MC/15/2039 – 89 units		



Site	
Reference	0729
Address	North of Brompton Farm Road
Description	Large agricultural holding divided in several separate parcels. The Wainscott bypass lies to the north and residential properties to the south. There are trees bordering and crossing site. The site is situated within the Metropolitan Green Belt.
Size (ha)	44.41
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	1066	
Employment (m <sup>2</sup> )	Office	444,000
	Industrial	177,600
	Storage	177,600
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability
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Suitability		
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>	
Strategic Highway Network Accessibility	<p>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.</p> <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</p>	

Suitability		
	<p>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 Gravesend 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</p>	

Suitability		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>The site is situated outside of the built up area, within an area of locally valued landscape, which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p> <p>While the landscape impact of developing the whole site is considered unacceptable, there <i>may</i> be potential for part of the site to accommodate development without harming sensitive landscapes. Further assessment of this impact will need to take place through the Local Plan or Development Management processes before development on the site can be supported or rejected.</p> <p>It is noted that the Green Belt function of the land would need to be assessed separately and in addition to the landscape value.</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	A major pipeline runs through or near to the site which main constrain development.	
Agricultural Land	The site is situated on the best and most versatile 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 implication for site capacity.	
Land Use	Site is not designated employment land.	
<b>Overall Residential</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

<b>Suitability – Economic Development</b>		
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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

<b>Availability</b>		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0731
Address	46-86 Corporation Street, Rochester
Description	1930's terrace large garden space / informal recreation space behind.
Size (ha)	0.32
Relevant policy guidance	Rochester Riverside Masterplan and Development Brief (September 2014), Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	13 (18 existing)	
Employment (m <sup>2</sup> )	Office	3,210
	Industrial	1,285
	Storage	1,285
Main Town Centre Uses (m <sup>2</sup> )		
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 Corporation Street.	
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 known or suspected on site but remediation is considered to be deliverable	
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	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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

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

Availability	
Landowner is actively promoting the site for residential redevelopment.	
Planning application submitted across 2 sites (this and SLAA0728) MC/15/2039 – 89 units.	

Site	
Reference	0732
Address	Land at Listmas Road, Chatham
Description	Greenspace area in the centre of a residential development. Flat site, bank to road along southeast edge.
Size (ha)	0.11
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m <sup>2</sup> )	Office	1,090
	Industrial	440
	Storage	440
Main Town Centre Uses (m <sup>2</sup> )		
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 Listmas 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	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.	

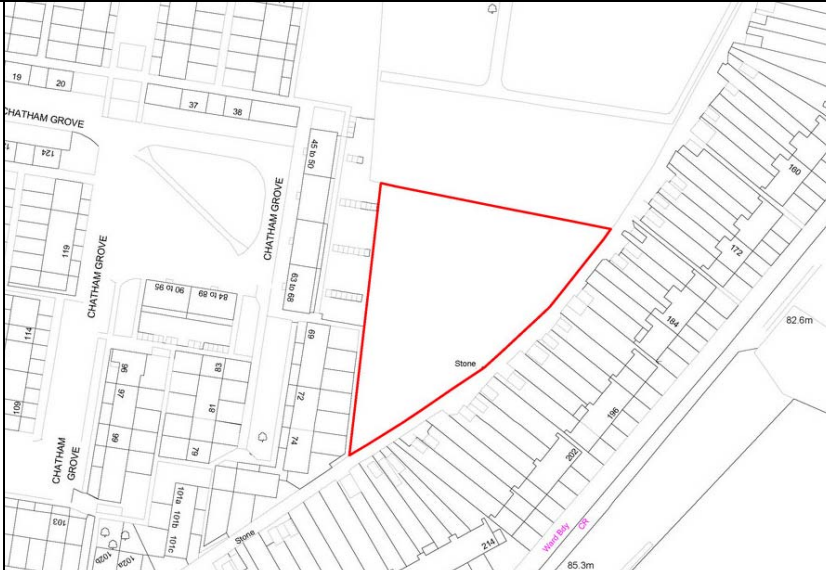
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of	

	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

<b>Suitability – Economic Development</b>		
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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	0733
Address	Amenity Land at 45-75 Chatham Grove, Chatham
Description	A flat site that is grassed containing several mature trees. It is bordered to the north by a cemetery and on all other sides by residential properties.
Size (ha)	0.36
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	4	
Employment (m <sup>2</sup> )	Office	3,585 m <sup>2</sup>
	Industrial	1,435 m <sup>2</sup>
	Storage	1,435 m <sup>2</sup>
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Cemetery expansion	

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	The site does not have an existing designated vehicular or pedestrian 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 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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### 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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Site is not being actively promoted for development.	
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Site	
Reference	0735
Address	Upnor Wharf
Description	Boatyard fronted by River Medway to the South and East.
Size (ha)	0.25
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	3	
Employment (m <sup>2</sup> )	Office	2,455
	Industrial	980
	Storage	980
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability - General		
	the developer, may be required.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Upnor 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 detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to Upnor 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</p>	

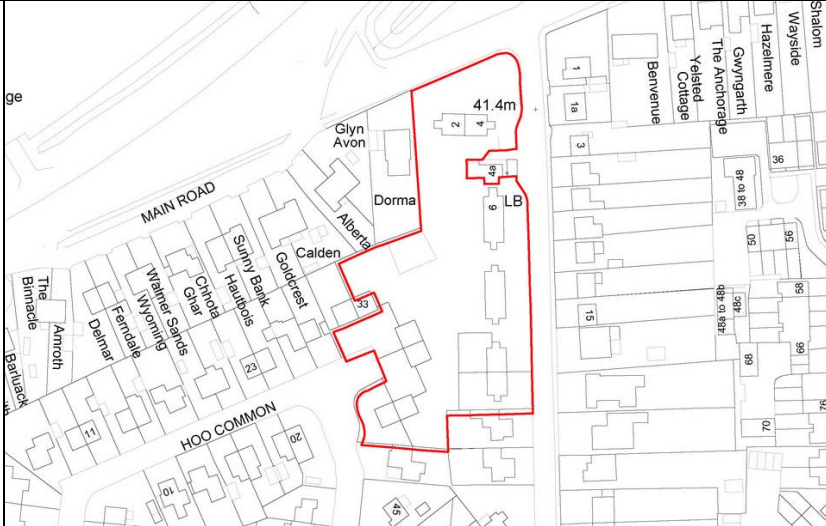
Suitability - General		
	development could be supported or rejected.  Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination 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	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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 employment/commercial area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	



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 residential redevelopment.		

Site	
Reference	0738
Address	Hoo Common, Chattenden
Description	Bungalows with grassed amenity areas in between. A few mature trees dotted throughout the site.
Size (ha)	0.56
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m <sup>2</sup> )	Office	5,625 m <sup>2</sup>
	Industrial	2,250 m <sup>2</sup>
	Storage	2,250 m <sup>2</sup>
Main Town Centre Uses (m <sup>2</sup> )		
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	Site has an existing suitable vehicular access via Main Road.	
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	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.	
Employment Land	Site is not designated employment land.	

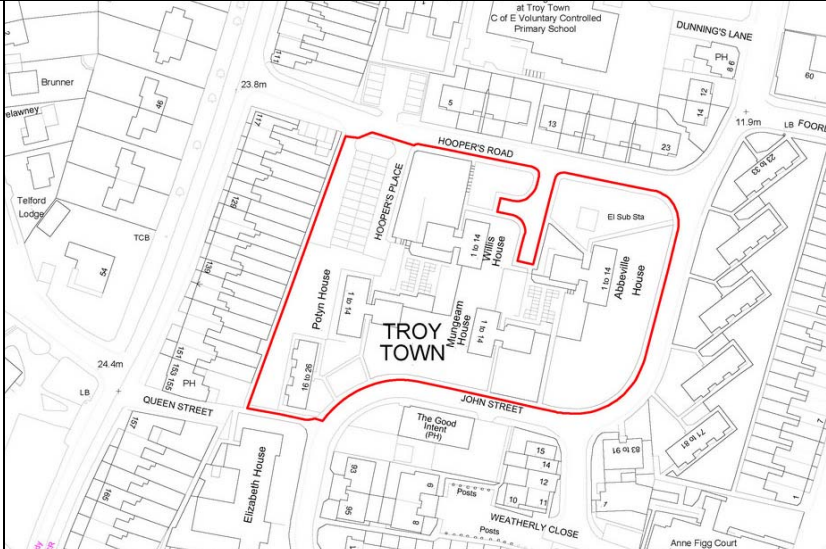
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be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

	implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

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

Site	
Reference	0740
Address	Communal areas, John Street, Rochester
Description	4 storey blocks of flats with informal garden space. Mature tree growth and well maintained garden areas.
Size (ha)	0.90
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	38	
Employment (m <sup>2</sup> )	Office	9,040 m2
	Industrial	3,615 m2
	Storage	3,615 m2
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• Rochester Bridge</li> <li>• A229 City Way</li> </ul>	

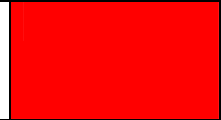
Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local 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	The site is situated on Hoppers 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	<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	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.	

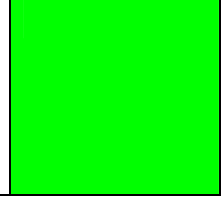
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive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

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	


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 residential redevelopment.		
Part of the site planning application MC/14/2146 - Demolition of garages at construction 8 units - Refused		





Site	
Reference	0741
Address	Patten's Place, Rochester
Description	1960's bungalow development with a large informal grassed space.
Size (ha)	0.67
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	28 (existing 24 units)	
Employment (m <sup>2</sup> )	Office	6,740
	Industrial	2,700
	Storage	2,700
Main Town Centre Uses (m <sup>2</sup> )		
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 is situated on Patten's Lane, 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	

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	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.	

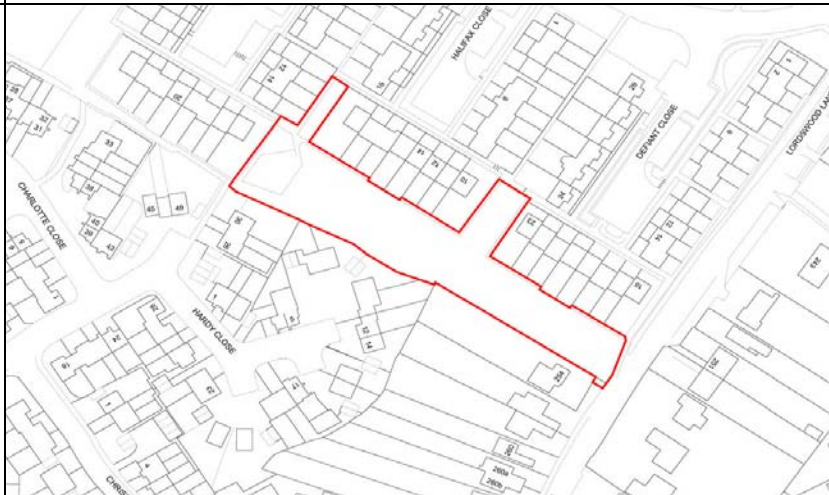
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive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

Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0743
Address	Fenced area Lordswood Lane
Description	The site is large area of vacant/undeveloped land west of Lordswood Lane which runs along the rear of Defiant Close and Halifax Close. The site itself falls steeply from Lordswood Lane to the bottom of the site. Vegetation and weeds cover the site.
Size (ha)	0.38
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	16	
Employment (m <sup>2</sup> )	Office	3,770 m <sup>2</sup>
	Industrial	1,510 m <sup>2</sup>
	Storage	1,510 m <sup>2</sup>
Main Town Centre Uses (m <sup>2</sup> )		
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 Lordswood Lane, 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.	
<b>Employment Land</b>	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Economic Development


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

#### 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.	
Landowner intentions are unknown.	

Site	
Reference	0746
Address	Former Earl Community Centre, Albatross Avenue
Description	A flat site formerly the Earl Community Centre and now disused ground
Size (ha)	0.21
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	18	
Employment (m <sup>2</sup> )	Office	2,125 m2
	Industrial	850 m2
	Storage	850 m2
Main Town Centre Uses (m <sup>2</sup> )		
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 Albatross Avenue, which is directly adjacent to the site.	

Suitability		
	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	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 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	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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

#### 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Landowner is actively promoting the site for redevelopment.	
Planning application MC/13/3224 - 18 residential units approved	



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 Barn Meadow, 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>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>	
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	<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>Site is within or is in close proximity to [details], 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	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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.  Note: Flood Zone 1, 2 and 3a.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	0749
Address	Wooleys Orchard, land south of Lower Rainham Road
Description	An area of flat agricultural land adjacent to the existing urban form to the south and northwest. Access to the site is from the Lower Rainham Road.
Size (ha)	9.22
Relevant policy guidance	-
Location Plan	 <p>The location plan is a map showing the site boundary outlined in red. The site is situated south of Lower Rainham Road. To the northwest, there is an existing urban area with residential streets and buildings. To the south and east, there is more urban development. The site itself is a large, flat, undeveloped area. A path is visible running along the northern boundary of the site. The map includes various labels for streets and landmarks, such as 'Lower Rainham Road', 'Path', and 'Wooleys Orchard'.</p>

Development Potential		
Residential (units)	221	
Employment (m <sup>2</sup> )	Office	92,230
	Industrial	36,890
	Storage	36,890
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

#### Suitability - General

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"> <li>• A2</li> </ul> <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 Lower Rainham 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</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>The site is situated outside of the built up area, with an area of locally valued landscape (Lower Rainham Farmland), 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 have an impact upon any designated heritage assets.	
Flood Risk	Level of flood risk on the site is considered unacceptable	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Noise	Site is unlikely to be constrained by noise pollution.	
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable	
Site Developability	Due to the level of flood risk the site is subject to some development abnormalities, however these are considered resolvable.	
Agricultural Land	The site is situated on the best and most versatile 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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Economic Development

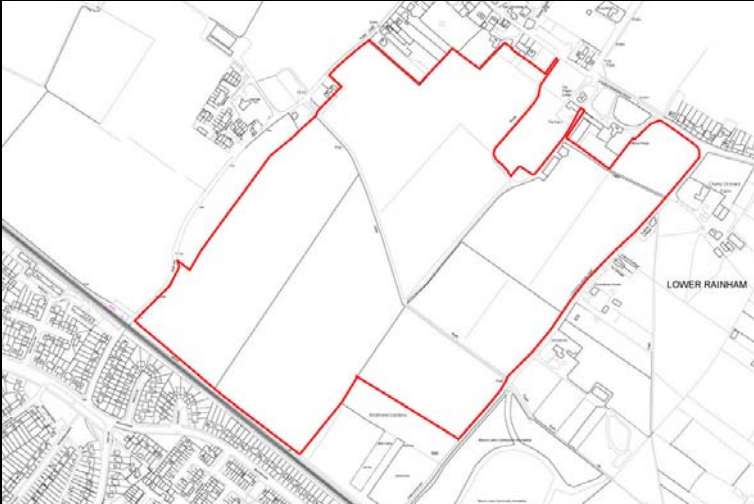
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless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

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0750
Address	Land Between Pump Lane & Bloors Lane, Rainham
Description	An agricultural site being used for an orchard; bounded by tree/hedging. A bridleway bisects the site east west. The site rises up and has long distance views over the Medway Estuary. Vehicle access by Lower Rainham Road
Size (ha)	27.32
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	656	
Employment (m <sup>2</sup> )	Office	273,200
	Industrial	109,280
	Storage	109,280
Main Town Centre Uses (m <sup>2</sup> )		
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	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"> <li>• A2</li> <li>• Medway Tunnel</li> <li>• A289</li> <li>• A278</li> </ul> <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>	

Suitability - General		
Site Access	<p>It is likely a suitable vehicular access could be created on to Lower Rainham 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>The site is situated outside of the built up area, with an area of locally valued landscape Lower Rainham Farmland, which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p> <p>While the landscape impact of developing the whole site is considered unacceptable, there may be potential for part of the site to accommodate development without harming sensitive landscapes. Further assessment of this impact will need to take</p>	


Suitability - General		
	place through the Local Plan or Development Management processes before development on the site can be supported or rejected.	
Heritage	<p>Site is within or is in close proximity to Lower Rainham 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	The site is situated on the best and most versatile 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>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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	0751
Address	BAE Sports & Social Club, Bells Lane, Hoo
Description	Site lies to east and west of Bells Lane to south of Ratcliffe Highway and A228 dual carriageway. Open playing fields with a vacant social club/leisure facility on the western side and bowling green and 'pavilion' on east. Residential areas to the south. Children's playing area to north east of eastern site. Flat open amenity grass. Hedges and mesh fencing to perimeter and hedging in centre of western site. Quite open to adjacent residential area to south on the western site. Heavier hedging to south of eastern site.
Size (ha)	6.71
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	161	
Employment (m <sup>2</sup> )	Office	67,080
	Industrial	26,835
	Storage	26,835
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor 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) is via the Four Elms Roundabout and A289. Whilst there are currently some capacity issues experienced at this junction,	

Suitability - General		
	<p>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	Site has an existing suitable vehicular access via Bells Lane.	
Ecological Potential	<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>	



<b>Suitability - General</b>		
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>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	Development is unlikely to have an impact upon any designated heritage assets.	
Flood Risk	Site is at low risk of flooding.	
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>Site is designated open space (Amenity Greenspace, Outdoor Sports and Bowling Green).</p> <p>There is shortage of Outdoor Sports and Bowling Greens in the Strood and Rural Sub area and this space should be protected.</p>	

<b>Suitability – Housing</b>		
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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### 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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Site is being actively promoted for development.	
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Site	
Reference	0752
Address	North side of Commissioners Road, Strood
Description	Flat site used for industrial buildings of a B2 use over much of the site. and commercial purposes for storage
Size (ha)	1.63
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	48	
Employment (m <sup>2</sup> )	Office	16,305
	Industrial	6,520
	Storage	6,520
Main Town Centre Uses (m <sup>2</sup> )		
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) could potentially be provided through a new connection to the A289. However no such upgraded is planned (or funded) at present.</p> <p>Details of this upgrade would need to be assessed and agreed with Medway Council and Highways England. It is expected that</p>	

Suitability - General		
	<p>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	Site has an existing suitable vehicular access via Commissioners Road.	
Ecological Potential	<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>	
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>	

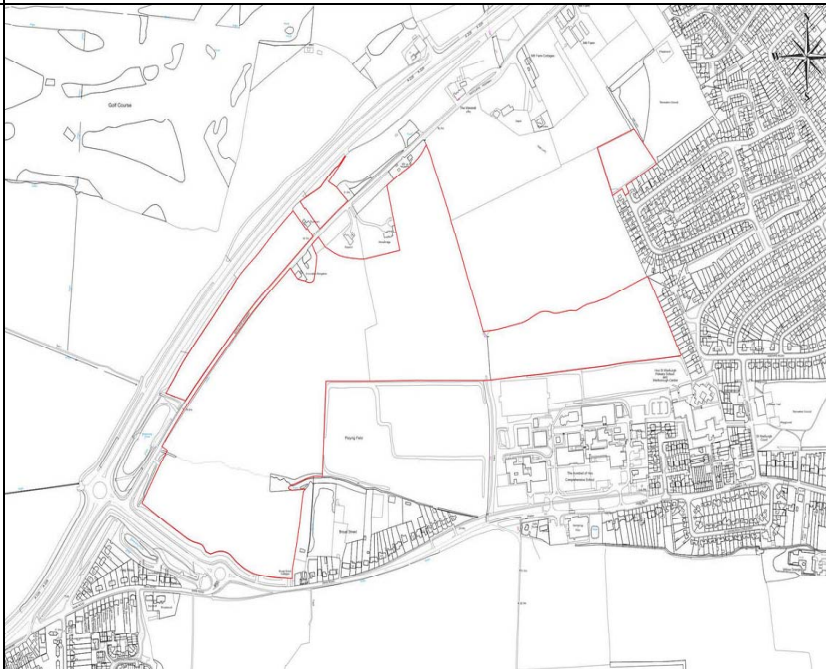
Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area.  Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon 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	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	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 implication for site capacity.	
Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.  Note: Flood Zone 1, 2 and 3a.	
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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	0753
Address	Land west of Hoo
Description	Large irregularly shaped parcel of arable land, including a narrow strip between the old and new A228. Slopes up towards the north and west of the site, eastern portions flatter. Adjoins edge of Hoo and Chattenden villages, including Hundred of Hoo school playing fields. Also adjacent are scattered properties on Ratcliffe Highway.
Size (ha)	31.2
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	475	
Employment (m <sup>2</sup> )	Office	311,950
	Industrial	124,780
	Storage	124,780
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	The site has poor access to facilities and services.	
Public Transport Accessibility	The 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	

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 Main 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</p>	



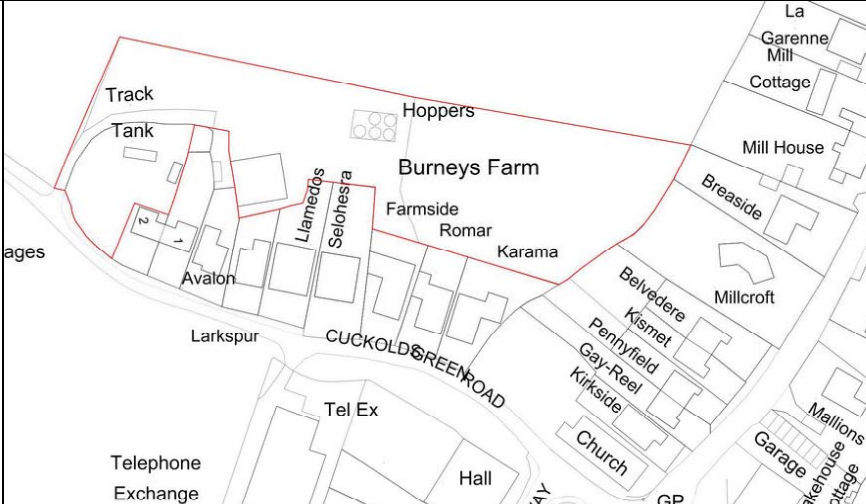
Suitability - General		
	development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape [Hoo Farmland &amp; Deangate Ridge], 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 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	<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 resolvable.</p>	
Agricultural Land	<p>Whilst the site is situated on agricultural land, the majority is understood to be Grade 3 or less.</p> <p>Notwithstanding the above further assessment of the agricultural land quality would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	The site is not designated open space.	

Suitability – Housing		
Flood Risk	The 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	The site is located in a rural area and adjacent to residential areas, and is not designated for any alternative land use.	
<b>Overall</b>	The site is not considered suitable for residential development unless the identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	The level of flood risk 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 properties.	
Amenity	The site is located in a rural and residential area with few other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
The landowner is actively promoting the site for development.	
A planning application has been submitted for development (MC/14/3405) the site. This is to include residential redevelopment 475 dwellings with some commercial and leisure uses.	

Site	
Reference	0754
Address	Land at Burneys Farm, Lower Stoke
Description	Fringe site to rural settlement. Used as an agricultural storage area in the open (tanks and vehicles) and agricultural buildings
Size (ha)	0.59
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m <sup>2</sup> )	Office	5,870
	Industrial	2,350
	Storage	2,350
Main Town Centre Uses (m <sup>2</sup> )		
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 Cuckold's Green 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	The site is situated on the best and most versatile agricultural land.	
Open Space	Site is not designated open space.	

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 implication for site capacity.	
Employment Land	Site is not designated employment land, but is used a farm storage.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Economic Development

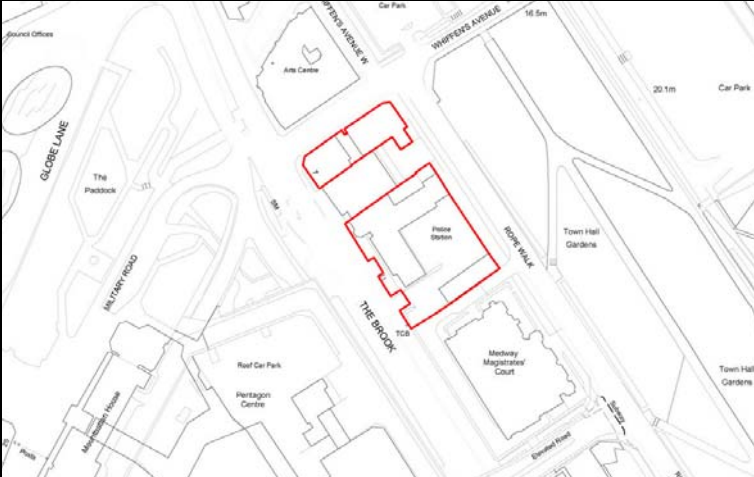
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
<b>Overall</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

#### Suitability – Mixed Use

<b>Overall</b>	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.	
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Site	
Reference	0755
Address	Former Police Station, Chatham
Description	The site comprises two parts. One part encompasses a three storey brick built 1970's building that was designed and built to accommodate Chatham Police station. The rear of the site comprises a car park. A brick wall defines the rear boundary. The other part of the site includes the Churchill's Public House and Gurkha Brothers Restaurant.
Size (ha)	0.23
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham Centre and Waterfront Development Brief (August 2008)
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m <sup>2</sup> )	Office	2,310
	Industrial	925
	Storage	925
Main Town Centre Uses (m <sup>2</sup> )		
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.	

<b>Suitability - General</b>		
Site Access	Site has an existing suitable vehicular access via both The Brook and Rope Walk.	
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	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.	

<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

#### 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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	


#### Suitability – Mixed Use

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

Site is not being actively promoted for development. Landowner is unknown. Landowner intentions are unknown.	
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Site	
Reference	0756
Address	Pentagon, Chatham
Description	The site consists of an indoor shopping centre/office tower /multi-storey car park. Vehicular access to the site is provided from The Brook and the site can be accessed by pedestrians from the High Street and Military Road
Size (ha)	2.58
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)	140	
Employment (m <sup>2</sup> )	Office	25,885
	Industrial	10,355
	Storage	10,355
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• Medway Tunnel</li> <li>• A230 Maidstone Road</li> </ul> <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 both The Brook and Rope Walk.	
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 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	Site is not designated open space.	

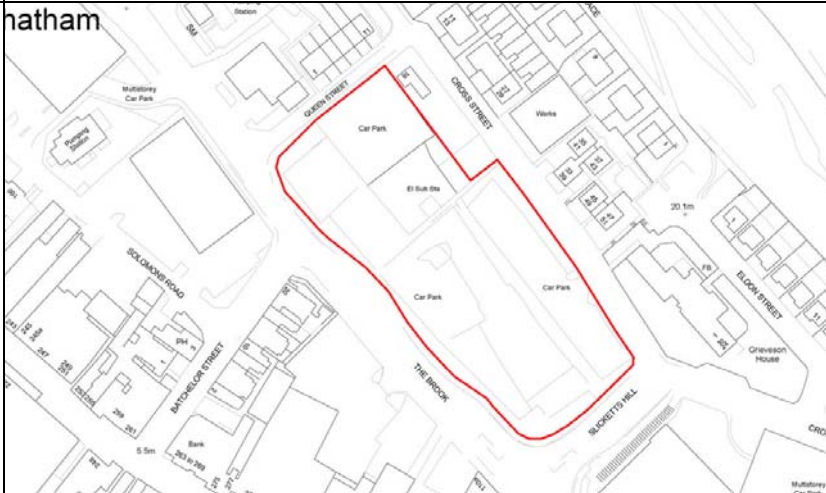
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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.	

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

<b>Availability</b>		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0757
Address	Between Cross Street & The Brook, Chatham
Description	Steeply sloping site used for public car parking on 3 stepped levels. Capacity is approximately 150 parking spaces. Well landscaped with trees.
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham Centre and Waterfront Development Brief (August 2008)
Size (ha)	0.80
Location Plan	

Development Potential		
Residential (units)	118	
Employment (m <sup>2</sup> )	Office	7,950
	Industrial	3,180
	Storage	3,180
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• Rochester Bridge</li> <li>• Medway Tunnel</li> </ul>	

Suitability - General		
	<ul style="list-style-type: none"> <li>• A229 City Way</li> <li>• A230 Maidstone Road</li> </ul> <p>It is understood that infrastructure upgrades have been identified to increase capacity on the network to facilitate delivery of development on this site.</p> <p>Developer contributions may be required to fund these infrastructure upgrades.</p>	
Site Access	Site has an existing suitable vehicular access via Cross 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 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	

Suitability - General		
	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.	

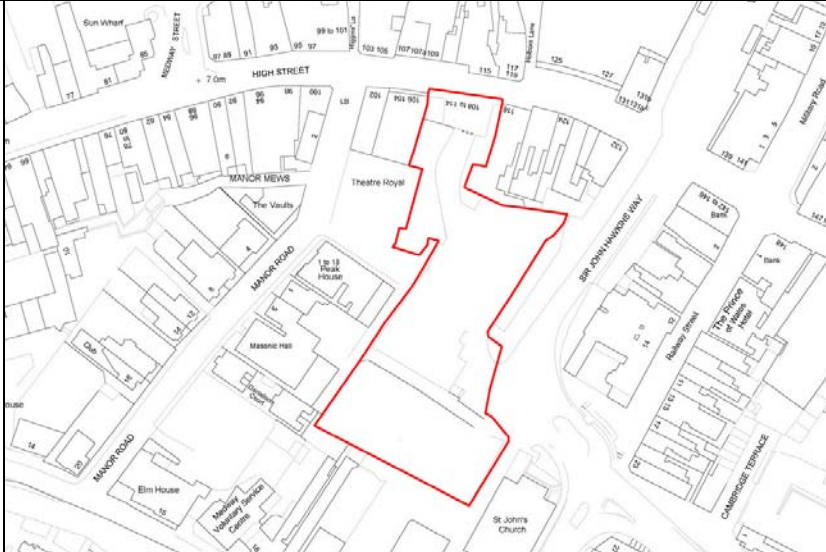
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	
Planning application MC/09/2626 for redevelopment - mixed use	



Site	
Reference	0758
Address	Sir John Hawkins Car Park, Chatham
Description	The site is a relatively flat piece of land (sloping gently north), currently in use as a public car park. Vehicular access point from Waterfront Way and pedestrian access from Chatham High Street. A private access road runs across the site east to west from the entrance on Waterfront Way to the rear of the properties on Manor Road.
Size (ha)	0.54
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham Centre and Waterfront Development Brief (August 2008)
Location Plan	

Development Potential		
Residential (units)	23	
Employment (m <sup>2</sup> )	Office	5,440
	Industrial	2,175
	Storage	2,175
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• Rochester Bridge</li> <li>• A229 City Way</li> <li>• A230 Maidstone Road</li> </ul> <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 Waterfront 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</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, however a number of Listed Buildings are located around the site.	
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	Level of flood risk on the site is considered acceptable.	
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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.	

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

<b>Availability</b>		
Site is not being actively promoted for development.		

Site	
Reference	0759
Address	Whiffens Avenue Car Park, Chatham
Description	The site is public car park situated on the edge of Chatham town centre. Access is via Whiffens Avenue, which runs east/west up from The Brook.
Size (ha)	1.51
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham Centre and Waterfront Development Brief (August 2008)
Location Plan	

Development Potential		
Residential (units)	82	
Employment (m <sup>2</sup> )	Office	15,125
	Industrial	6,050
	Storage	6,050
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• Medway Tunnel</li> </ul>	

Suitability - General		
	<ul style="list-style-type: none"> <li>• A229 City Way</li> <li>• A230 Maidstone Road</li> <li>• A289</li> </ul> <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 Whiffens 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	<p>Site is in close proximity to the Brompton Lines Scheduled Ancient Monument and lies within the Brompton Lines Conservation Area. 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 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	<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.	

<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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<b>Suitability – Economic Development</b>		
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.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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

<b>Availability</b>		
Site is not being actively promoted for development.		



Site	
Reference	0760
Address	Tesco, The Brook, Chatham
Description	Large scale buildings - redundant former superstore and big box retail, multi storey car park to rear. Equivalent to 5-storey on frontage 7 storey to rear. Slopes up to rear. Suitable for appropriate town centre uses and residential.
Size (ha)	1.34
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham Centre and Waterfront Development Brief (August 2008)
Location Plan	

Development Potential		
Residential (units)	60	
Employment (m <sup>2</sup> )	Office	13,360
	Industrial	5,345
	Storage	5,345
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A229 City Way</li> <li>• A230 Maidstone Road</li> </ul>	

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 both Cross Street and Upbury 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</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 although the car park would require investigation in advance of development.	
Site Developability	Whilst the site would require clearance, with associated costs this is not considered a constraint upon 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	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, although there is employment associated with the retail use.	
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	

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.	

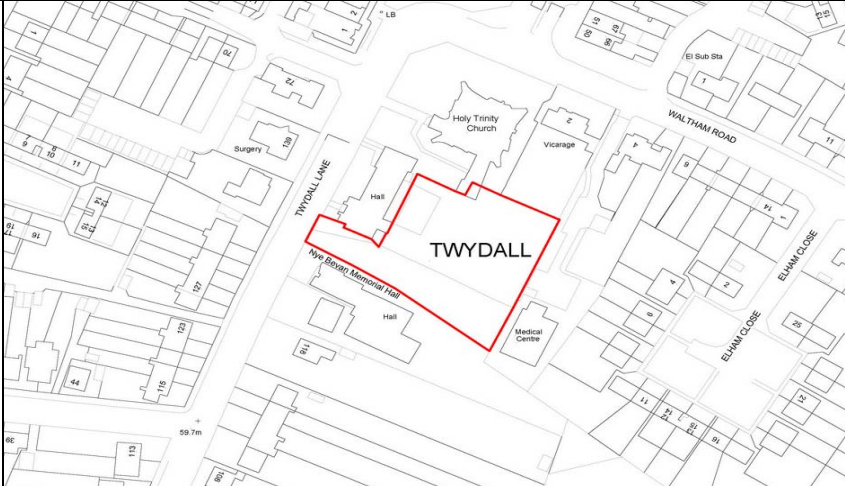
<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</b>	
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#### **Availability**

Site is being actively promoted for development.	
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Site	
Reference	0764
Address	Land at Holy Trinity Church, Twydall Land, Twydall
Description	Flat, open site currently used as a car park and grass area/brambles Rear of church hall, bordering listed church.
Size (ha)	0.25
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	11	
Employment (m <sup>2</sup> )	Office	2,510 m <sup>2</sup>
	Industrial	1,005 m <sup>2</sup>
	Storage	1,005 m <sup>2</sup>
Main Town Centre Uses (m <sup>2</sup> )		
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 Twydall Lane.	
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	<p>Site is within or is in close proximity to Grade II listed Holy Trinity Church 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	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	

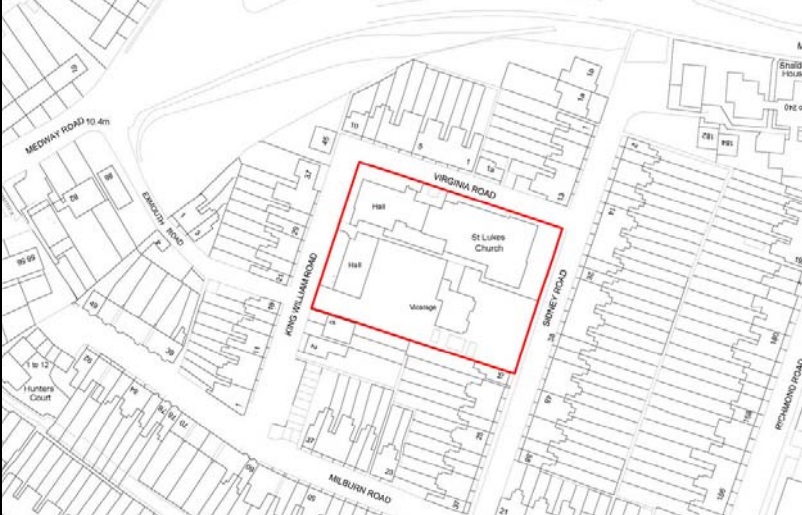
Suitability - General		
	any agricultural land.	
Open Space	<p>The site is designated open space [churchyard/cemeteries]</p> <p>The 2012 PPG17 study indicates there is not a deficiency or surplus of this type of open space in the [Gillingham] sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0765
Address	St Lukes Church, Sidney Road, Gillingham
Description	<p>Site contains four buildings on site comprising large 20th Century red brick Church and Church Hall, large detached 1930's Vicarage. Single storey red-brick scouts hall. These buildings are one and two storeys.</p> <p>Mature trees on Sydney Road frontage worthy of retention.</p>
Size (ha)	0.39
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	16	
Employment (m <sup>2</sup> )	Office	3,885 m2
	Industrial	1,555 m2
	Storage	1,555 m2
Main Town Centre Uses (m <sup>2</sup> )		
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	



Suitability - General		
	access via both King William Road and Sidney 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 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.	

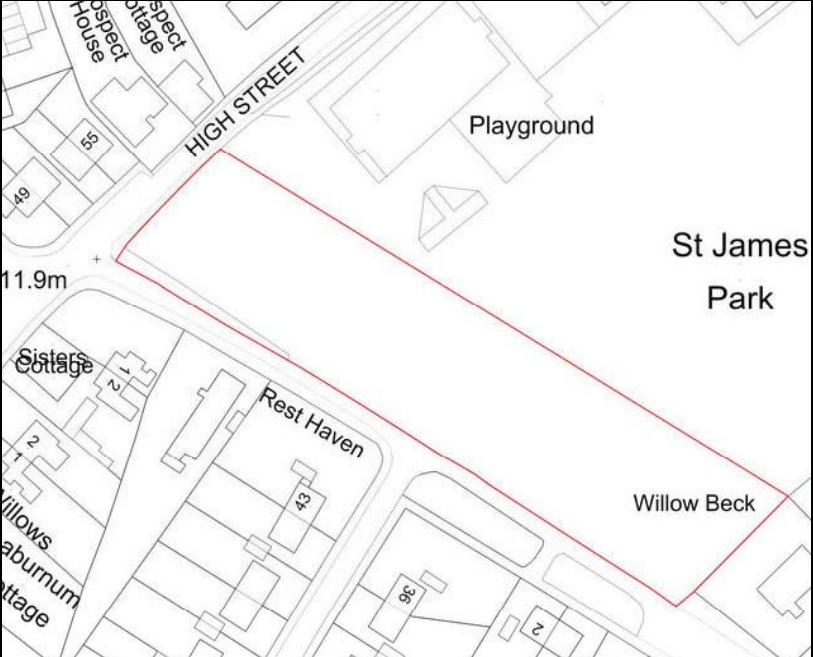
Suitability - General		
Open Space	<p>The site is designated open space [churchyard/cemetery]</p> <p>The 2012 PPG17 study indicates there is not a deficiency or surplus of this type of open space in the [Gillingham] sub-area.</p>	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	768
Address	Land at Green Lane, Grain
Description	Open space currently in use as a playing field. A flat site with road frontage, 2 trees.
Size (ha)	0.43
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m <sup>2</sup> )	Office	4,310 m <sup>2</sup>
	Industrial	1,725 m <sup>2</sup>
	Storage	1,725 m <sup>2</sup>
Main Town Centre Uses (m <sup>2</sup> )		
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	

Suitability - General		
	<p>be created on to Green 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 Development Management process, before development could be supported or rejected.</p>	
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	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	

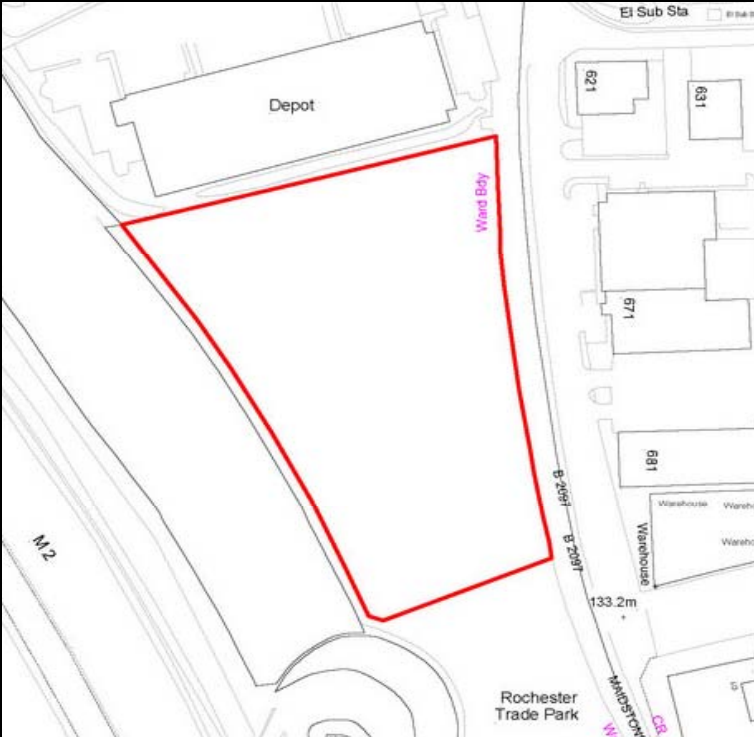
Suitability - General		
	deliverable	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as amenity greenspace.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0773
Address	Bridgewood, Rochester
Description	<p>The site appears to comprise an open uncultivated field with a mixture of scrubby vegetation and grass.</p> <p>The land appears to slope down relatively steeply from east to west towards the M2 embankment.</p> <p>The site did not have an identifiable existing access point.</p> <p>The site boundaries are heavily vegetated by a mixture of trees and bushes, which enclose the site.</p>
Size (ha)	1.57
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	46	
Employment (m <sup>2</sup> )	Office	15,710
	Industrial	6,285
	Storage	6,285
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General
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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 identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A2</li> <li>• A229 City Way</li> </ul> <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 [details], 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>	

<b>Suitability - General</b>		
	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 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.	

<b>Suitability – Housing</b>		
Flood Risk	Site is at low risk of flooding.	
Noise	The site is subject to unacceptable levels of noise pollution that cannot reasonably be mitigated.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	




Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

<b>Availability</b>		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0774
Address	Mill Hill, Grange Road, Gillingham
Description	<p>The site itself is characterised by a patchwork of small paddocks, defined by post and wire fences with various equestrian structures (stables) scattered throughout the site.</p> <p>Overall the land appears to have been somewhat degraded by the equestrian uses, which has created a scrappy, low quality landscape, albeit with a semi rural character.</p>
Size (ha)	17.2
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	413	
Employment (m <sup>2</sup> )	Office	171,945
	Industrial	68,780
	Storage	68,780
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>A2</li> </ul>	

Suitability - General		
	<ul style="list-style-type: none"> <li>A289</li> </ul> <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 both Grange Road and Eastcourt Lane, 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	The site is situated outside of the built up area, within an area of locally valued	


Suitability - General		
	<p>landscape Lower Rainham Farmland, which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p> <p>While the landscape impact of developing the whole site is considered unacceptable, there <i>may</i> be potential for part of the site to accommodate development without harming sensitive landscapes. Further assessment of this impact will need to take place through the Local Plan or Development Management processes before development on the site can be supported or rejected.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Flood Risk	Site is at low risk of flooding.	
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	The site is situated on the best and most versatile 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0775
Address	Bakers Field, Station Road, Rainham
Description	Former landfill site that is now overgrown. The site has access onto Station Road Residential development to north, south and west of the site; with open land to the east.
Size (ha)	2.76
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	81	
Employment (m <sup>2</sup> )	Office	27,625
	Industrial	11,050
	Storage	11,050
Main Town Centre Uses (m <sup>2</sup> )		
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 identified congestion hotspots including in particular: <ul style="list-style-type: none"> <li>A2</li> </ul>	

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 Station 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>The site is situated outside of the built up area, with an area of locally valued landscape [Lower Rainham Farmland], 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 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	The site is situated on the best and most versatile 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 implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	



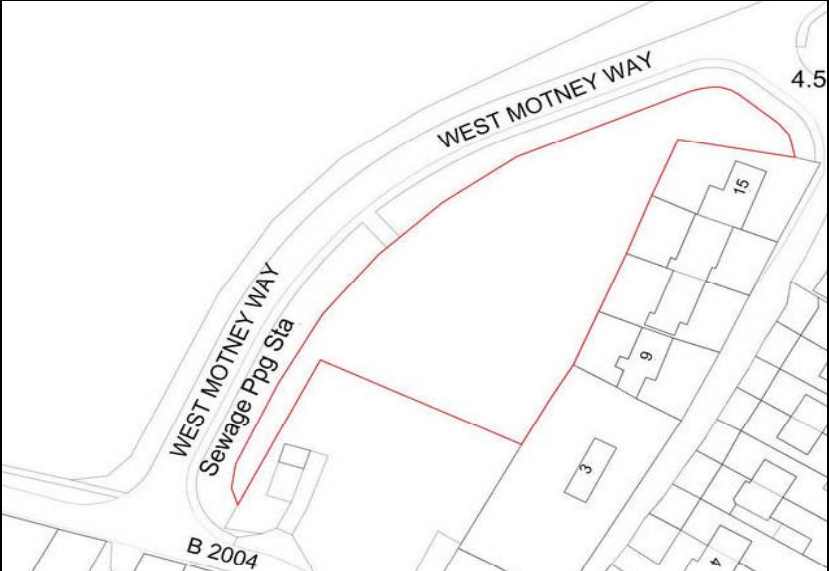
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Landowner is actively promoting the site for redevelopment.	
Planning application has been submitted for residential redevelopment. MC/14/0285 – 90 units - refused	

Site	
Reference	0776
Address	Land at West Motney Way, Rainham
Description	An open overgrown field surrounded and shielded by trees/hedging along West Motney Way.
Size (ha)	0.33
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	4	
Employment (m <sup>2</sup> )	Office	3,345
	Industrial	1,335
	Storage	1,335
Main Town Centre Uses (m <sup>2</sup> )		
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 West Motney 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>The site is situated outside of the built up area, with an area of locally valued landscape [Riverside Marshes], 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 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.	

Suitability - General		
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	The site has the potential to impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Landowner is actively promoting the site for redevelopment.		
Planning application MC/15/0411 – 3 dwellings		

Site	
Reference	0777
Address	Trechmanns Wharf, Rochester Road, North Halling
Description	Over grown site with protected trees, pylons on site, WW2 structures. Poor access, possible flood risk. Exposed site very close proximity to wharf. The site slopes steeply down to the river.
Size (ha)	3.57
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	103	
Employment (m <sup>2</sup> )	Office	35,690
	Industrial	14,275
	Storage	14,275
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor 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"> <li>A2</li> </ul>	

Suitability - General		
	<ul style="list-style-type: none"> <li>Rochester Bridge</li> </ul> <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 Rochester 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>The site is situated outside of the built up area, with an area of locally valued landscape [Cuxton Scarp Foot], 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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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	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>	

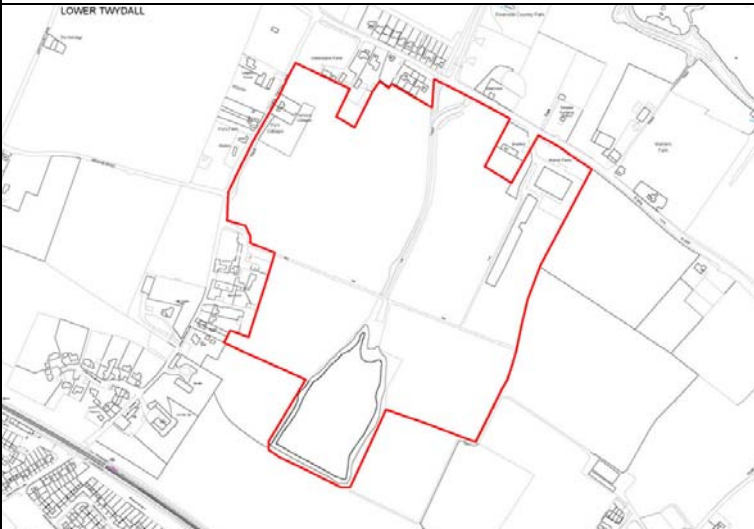
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

<b>Availability</b>		
Landowner is actively promoting the site for redevelopment.		



Site	
Reference	0778
Address	Manor Farm, Lower Rainham Road, Rainham
Description	The site largely comprises agricultural land. In addition there is a former quarry, which is situated on the southern part of the site. An access road, which served the quarry, runs through the centre of the site off Lower Rainham Road.
Size (ha)	19.58
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	470	
Employment (m <sup>2</sup> )	Office	195,825
	Industrial	78,330
	Storage	78,330
Main Town Centre Uses (m <sup>2</sup> )		
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 identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> <li>• A2</li> <li>• A289</li> </ul> <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	Site has an existing suitable vehicular access via B2004.	
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>The site is situated outside of the built up area, with an area of locally valued landscape [Lower Rainham Farmland], which is considered sensitive to change.</p> <p>Development is thereby likely to have a</p>	

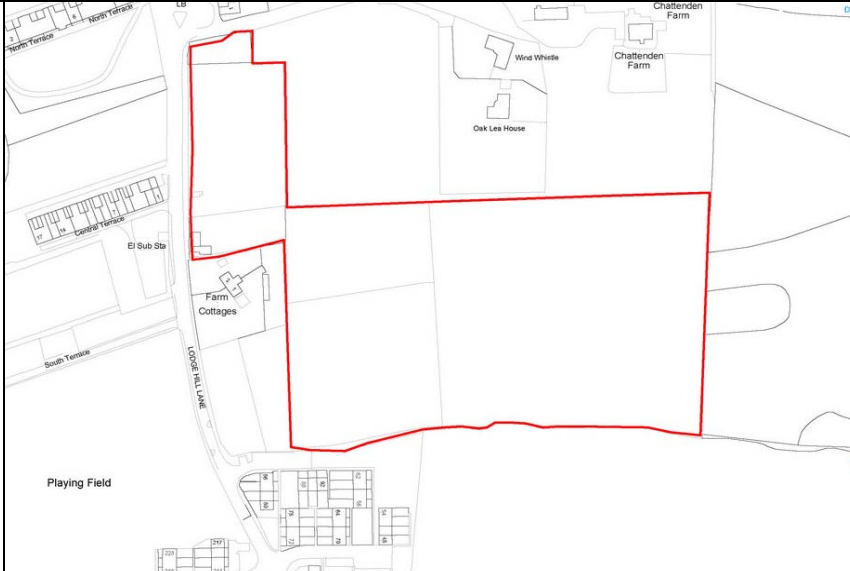
Suitability - General		
	detrimental impact upon locally valued local landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is known 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	The site is situated on the best and most versatile agricultural land.	
Open Space	Site is not designated open space.	

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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 is unknown. Landowner intentions are unknown.		

Site	
Reference	0780
Address	Adj. To Farm Cottages, Lodge Hill Lane, Chattenden
Description	Agricultural land to the north of Chattenden
Size (ha)	4.69
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	136	
Employment (m <sup>2</sup> )	Office	46,940
	Industrial	18,775
	Storage	18,775
Main Town Centre Uses (m <sup>2</sup> )		
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 someway 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>It is likely a suitable vehicular access could be created on to Lodge Hill 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</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>The site is situated outside of the built up area, with an area of locally valued landscape [Deangate Ridge], which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p> <p>While the landscape impact of developing the whole site is considered unacceptable, there may be potential for part of the site to accommodate development without harming sensitive landscapes. Further assessment of this impact will need to take place through the Local Plan or Development Management processes before development on the site can be supported or rejected.</p>	
Heritage	<p>Site is within or is in close proximity to one Grade II listed WW1 Sentry Posts, 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</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	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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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>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 adjacent to residential areas and is not designated for any alternative use.	
Overall	<b>The site is considered unsuitable for residential development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial use.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	The site is in a residential and rural area with few other commercial uses.	



<b>Overall</b>	<b>The site is considered unsuitable for residential development unless identified constraints can be addressed.</b>	
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#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for residential development unless identified constraints can be addressed.</b>	
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#### **Availability**

Site is not being actively promoted for development.

Landowner intentions are unknown.

Site	
Reference	0781
Address	218 Main Road, Hoo
Description	Backland area to rear of 218 Main Road, Hoo. Has an orchard and residential out buildings and garage incidental to the main residential use on site. The main residential property is a bungalow fronting onto Main Road, Hoo. No separate access to the backland area.
Size (ha)	0.51
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m <sup>2</sup> )	Office	5,180
	Industrial	2,070
	Storage	2,070
Main Town Centre Uses (m <sup>2</sup> )		
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 Main 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>The site is situated outside of the built up area, with an area of locally valued landscape [Hoo Farmland], 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 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	0782
Address	Cuxton Gate, Station Road, Cuxton
Description	Gently sloping grazing land close to the railway station. Trees along road frontage
Size (ha)	2.7
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	78	
Employment (m <sup>2</sup> )	Office	26,980
	Industrial	10,790
	Storage	10,790
Main Town Centre Uses (m <sup>2</sup> )		
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.</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	<p>It is likely a suitable vehicular access could be created on to [details], 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>The site is situated outside of the built up area, with an area of locally valued landscape [Cuxton Scarp Foot], which is considered sensitive to change.</p>	

Suitability - General		
	Development is thereby likely to have a detrimental impact upon locally valued local 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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	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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

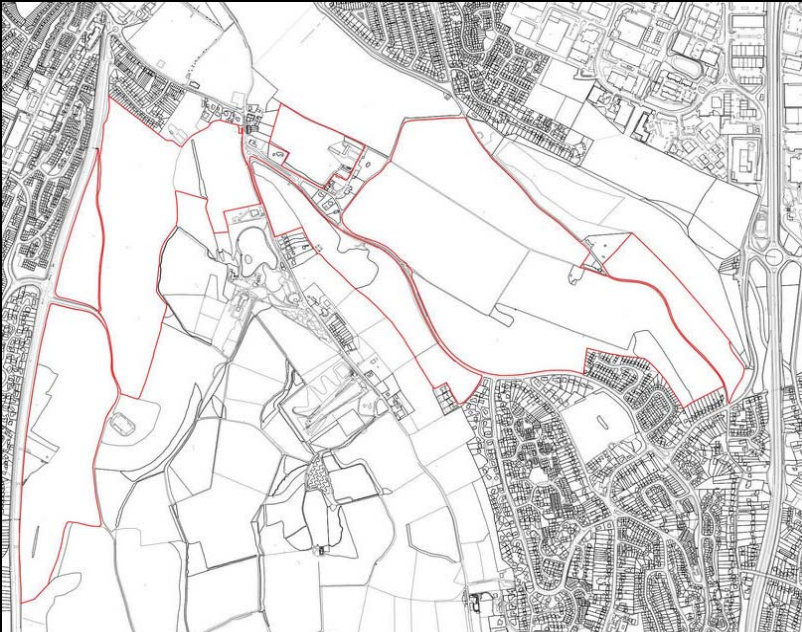
Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	

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

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

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



Site	
Reference	0783
Address	Land at Capstone Valley, Darland Farm
Description	Large areas of open farmland spread across the Capstone Valley east to west. The plots range in topography from flat to steep field plots.
Size (ha)	120.89
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2902	
Employment (m <sup>2</sup> )	Office	1,208,975
	Industrial	483,590
	Storage	483,590
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General
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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	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"> <li>• A2</li> <li>• A278</li> </ul> <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 on to Pear Tree Lane, Capstone	

Suitability - General		
	<p>Road, Shawstead Road and North Dane 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>The site is adjacent to Ancient Woodland.</p> <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 [East Hill &amp; Darland Banks], 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 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	

Suitability - General		
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	Site is not designated open space.	


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 implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Landowner is actively promoting the site for redevelopment; including residential, employment and tourism.	



Site	
Reference	0784
Address	Site A, west of Chapel Lane, Hempstead
Description	The site is to the west and south of Hempstead Valley Shopping Centre. It is divided into two parts. The north of the site is used for allotments and the south is open agricultural land. Access to the site is via Hempstead Road (west) and Chapel Lane (east)
Size (ha)	14.54
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	349	
Employment (m <sup>2</sup> )	Office	145,415
	Industrial	58,165
	Storage	58,165
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses	Allotments	

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	

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"> <li>• A2</li> <li>• A278</li> </ul> <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> <p>This site may also have negative impact on junction 4 of the M2, which has capacity issues presently.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Chapel Lane and Hempstead 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</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>The site is situated outside of the built up area, with an area of locally valued landscape of Elm Court, 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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	<p>Site is designated open space as allotments.</p> <p>The 2012 PPG17 Study indicated there is a deficiency in allotment space within Gillingham. However not the entire SLAA area is covered by the designation and so part of the site may be developable.</p>	

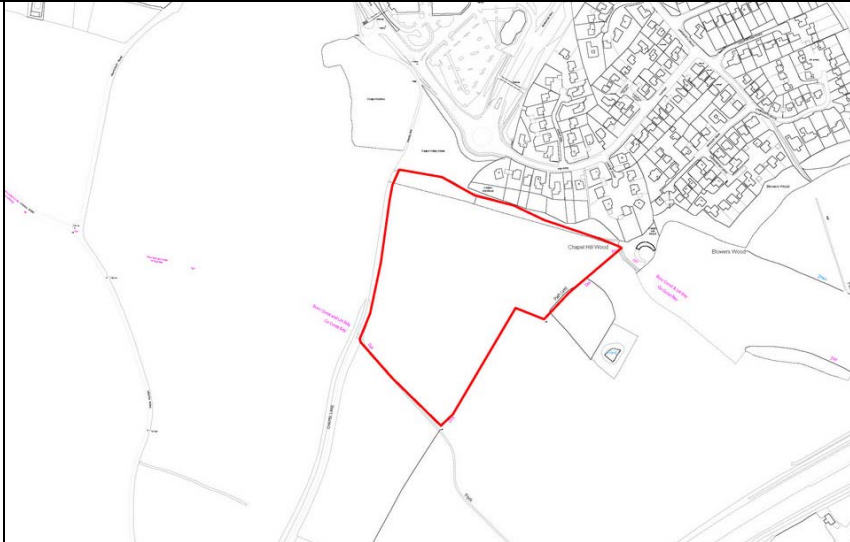


Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land, but is partly used for allotments	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Site is not being actively promoted for development.	

Site	
Reference	0785
Address	Site B, east of Chapel Lane, Hempstead
Description	Sloping agricultural site bordered by woodland to the north. Chapel Lane bounds the site to the east and there is a public footpath to the north providing access to Hempstead.
Size (ha)	5.78
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	139	
Employment (m <sup>2</sup> )	Office	57,810
	Industrial	23,125
	Storage	23,125
Main Town Centre Uses (m <sup>2</sup> )		
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 identified congestion hotspots including in particular: <ul style="list-style-type: none"> <li>• A2</li> <li>• A278</li> </ul>	

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> <p>This site may also have negative impact on junction 4 of the M2, which has capacity issues presently.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Chapel 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>The site is adjacent to Ancient Woodland.</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	<p>The site is situated outside of the built up area, with an area of locally valued landscape [Elm Court], 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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	Site is not designated open space.	


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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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<b>Suitability – Economic Development</b>		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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

Site	
Reference	0786
Address	Site C, land off Hoath Way, Hempstead
Description	Flat site with woodland to the north and west and open paddock land to the east. There is vehicular access to the site via Maidstone Road. A public right of way runs north-south across the site.
Size (ha)	7.74
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	186	
Employment (m <sup>2</sup> )	Office	77,445
	Industrial	30,980
	Storage	30,980
Main Town Centre Uses (m <sup>2</sup> )		
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"> <li>• A2</li> <li>• A278</li> </ul> <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> <p>This site may also have negative impact on junction 4 of the M2, which has capacity issues presently.</p>	
Site Access	The site is situated on Maidstone 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	The site is situated outside of the built up area, with an area of locally valued	

Suitability - General		
	<p>landscape [Elm Court], 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 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Open Space	Site is not designated open space.	
Employment Land	Site is not designated employment land.	
<b>Overall Suitability</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

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 no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

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

Site	
Reference	0789
Address	East of the Old Orchard, Merry Boys Road
Description	Open site with houses and fields adjacent and school to rear.
Size (ha)	0.75
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m <sup>2</sup> )	Office	7,475
	Industrial	2,990
	Storage	2,990
Main Town Centre Uses (m <sup>2</sup> )		
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 [details], 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	<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 would need to be undertaken through the Local Plan or Development Management process, before development could be</p>	

Suitability - General		
	supported or rejected.	
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 implication for site capacity.</p>	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability		
Landowner is actively promoting the site for redevelopment.		
Planning application MC/15/0504 – 9 dwellings		

Site	
Reference	0790
Address	Old Chalk Pit, Lower Rochester Road, Frindsbury
Description	Grassed lined quarry on one side and open field on the other part of the site.
Size (ha)	1.11
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	32	
Employment (m <sup>2</sup> )	Office	11,065
	Industrial	4,425
	Storage	4,425
Main Town Centre Uses (m <sup>2</sup> )		
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) could potentially be provided through a new connection to the A289. However no such upgraded is planned (or funded) at present.</p> <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</p>	

Suitability - General		
	<p>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 Dillywood Lane and Town 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	Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.	

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	<p>The site is situated outside of the built up area, with an area of locally valued landscape [Cliffe Woods Farmland], 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 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	The site is situated on the best and most versatile 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	<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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

<b>Suitability – Economic Development</b>		
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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

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



Site	
Reference	0791
Address	Former Equestrian Centre, Walnut Tree Farm Rainham
Description	A former equestrian centre with car park. The site slopes downwards towards the Medway Estuary. Access is from B2004.
Size (ha)	2.12
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	62	
Employment (m <sup>2</sup> )	Office	21,250
	Industrial	8,500
	Storage	8,500
Main Town Centre Uses (m <sup>2</sup> )		

Suitability		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor 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"> <li>• A2</li> <li>• A289</li> </ul> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on</p>	

Suitability		
	<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 Lower Rainham 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>The site is situated immediately adjacent to the Medway Estuary and Marshes SSSI/SPA and Medway Marine Conservation Zone. 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>	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape [Riverside Marshes], which is considered sensitive to change.</p>	

Suitability		
	Development is thereby likely to have a detrimental impact upon locally valued local 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	Site is not designated open space.	
Employment Land	Site is not designated employment land.	

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	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	
Land Use	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 employment/commercial area.	

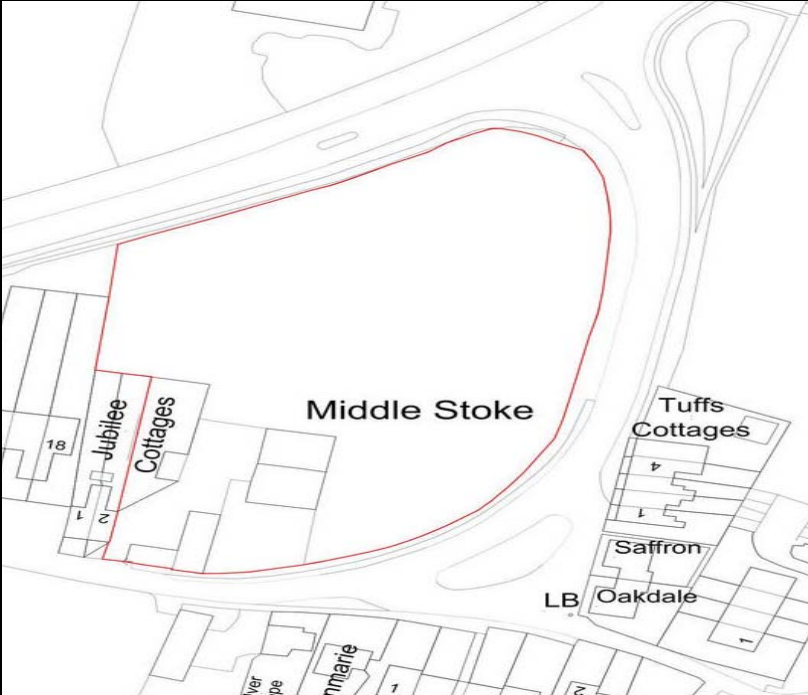
Land Use	<p>Site is not designated employment land and/or is not in active employment use.</p> <p>The site is in an inappropriate location for employment uses, having regard to the recommendations of the SHENA.</p>	
Overall	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

Overall	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0794
Address	Middle Street Farm, Grain Road, Middle Stoke
Description	Agricultural field with farm buildings (derelict) unused agricultural land. Slight slope of land north to south.
Size (ha)	0.78
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m <sup>2</sup> )	Office	7,835
	Industrial	3,135
	Storage	3,135
Main Town Centre Uses (m <sup>2</sup> )		
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.	

<b>Suitability - General</b>		
Site Access	Site has an existing suitable vehicular access via Burrows 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	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	<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 resolvable.</p>	
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.	

<b>Suitability – Housing</b>		
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 implication for site capacity.	
Employment Land	Site is not designated employment land.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Economic Development

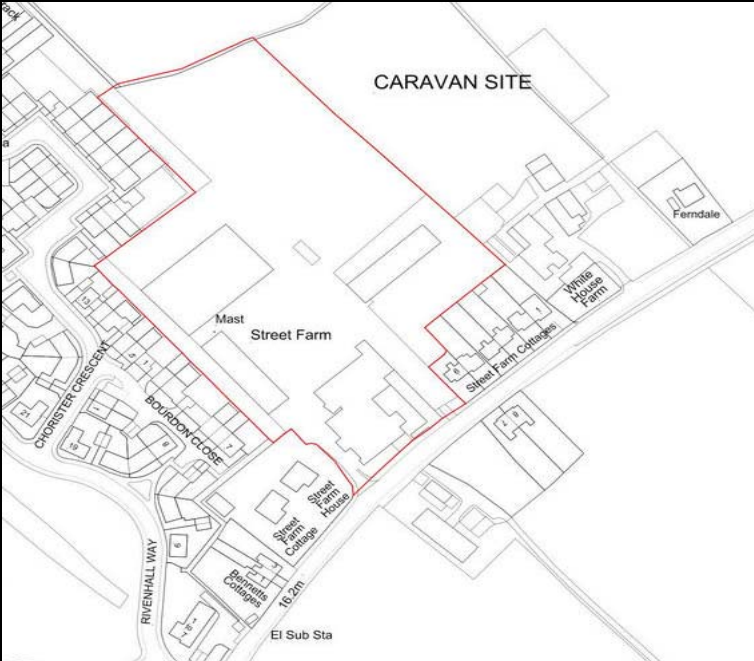
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0795
Address	Street Farmyard, Stoke Road, Hoo St Werbergh
Description	Site comprised several agricultural sheds and large area of hardstanding.
Size (ha)	1.8
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	52	
Employment (m <sup>2</sup> )	Office	17,995
	Industrial	7,200
	Storage	7,200
Main Town Centre Uses (m <sup>2</sup> )		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor 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) 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	Site has an existing suitable vehicular access via Stoke 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 site poses a potential risk to a SSSI.	

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 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.	
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.	
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 implication for site capacity.	
Employment Land	Site is not designated employment land.	

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Suitability – Economic Development**

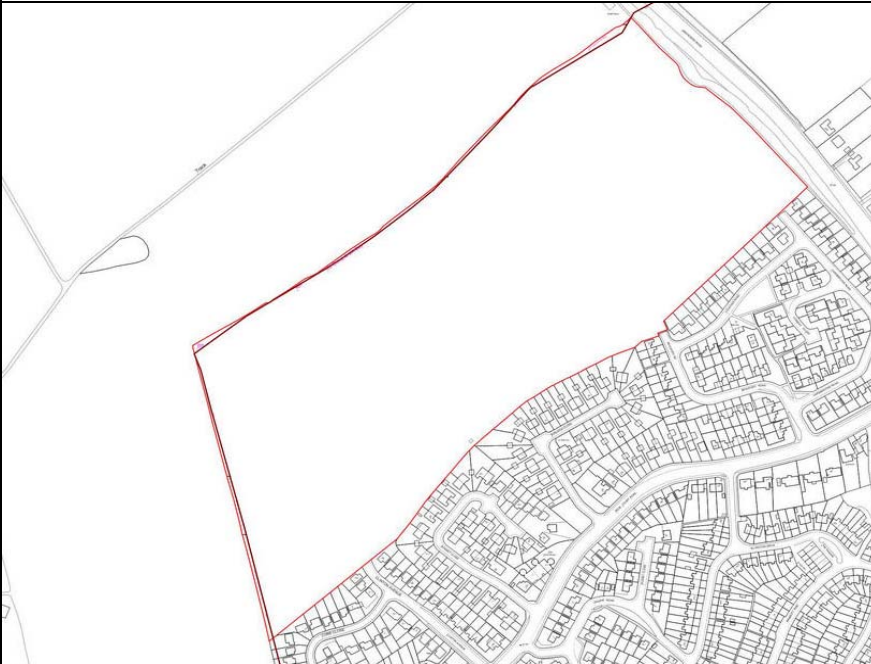
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified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

#### **Suitability – Mixed Use**

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### **Availability**

Landowner is actively promoting the site for redevelopment.	
Planning application MC/15/0098 – 50 dwellings	

Site	
Reference	0796
Address	Rede Court Gravesend Road
Description	Large field surrounded by other agricultural fields to the north and west and a residential housing estate to the south. The A226 provides the eastern boundary to the site. Site is situated within the Metropolitan Green Belt.
Size (ha)	16.28
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	391	
Employment (m <sup>2</sup> )	Office	162,600
	Industrial	65,040
	Storage	65,040
Main Town Centre Uses (m <sup>2</sup> )		
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) could potentially be provided through a new connection to the A289. However no such upgraded is planned (or	

Suitability - General		
	<p>funded) at present.</p> <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 Clinton Avenue and A226, 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</p>	

<b>Suitability - General</b>		
	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>The site is situated outside of the built up area, with an area of locally valued landscape, Cliff Woods Farm Land, which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p> <p>Site is also situated within the Metropolitan Green Belt and regard thereby needs to be had to the Green Belt functions performed by the site.</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	The site is situated on the best and most versatile agricultural land.	
<b>Overall Suitability</b>	The site is considered unsuitable for development unless identified constraints can be addressed.	

<b>Suitability – Housing</b>		
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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

#### Suitability – Economic Development

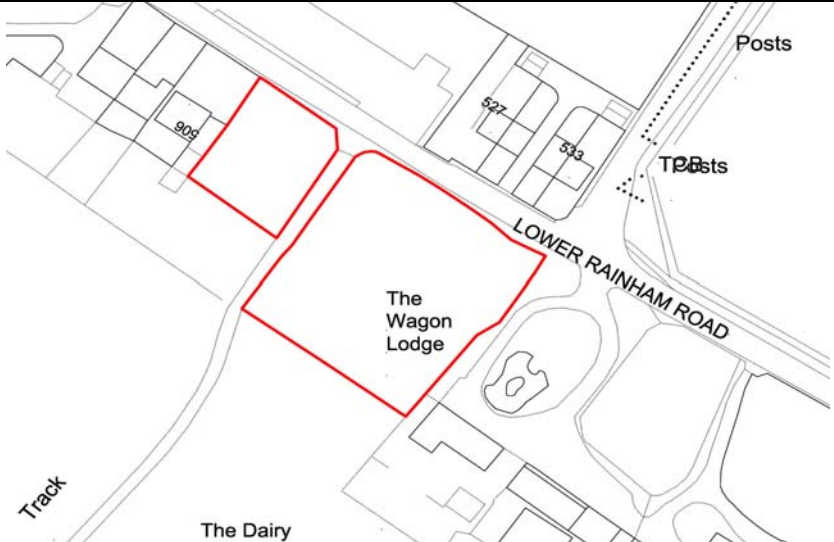
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
<b>Overall</b>	<b>The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

#### Suitability – Mixed Use

<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	
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#### Availability

Landowner is actively promoting the site for redevelopment; including housing and retail.	
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Site	
Reference	797 (Site merged from 797 & 719)
Address	Land at 506 and Holy Name Church, Lower Rainham Road
Description	A Flat site split into two segments separated by a agricultural access track. Both parts of the site are heavily vegetated with access to Lower Rainham Road.
Size	0.32
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m <sup>2</sup> )	Office	3200
	Industrial	1280
	Storage	1280
Main Town Centre Uses (m <sup>2</sup> )		
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	Site has an existing suitable vehicular access via Lower Rainham 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>The site is situated outside of the built up area, with an area of locally valued landscape [Lower Rainham Farmland], which is considered sensitive to change.</p> <p>Development is thereby likely to have a detrimental impact upon locally valued local landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to the Lower Rainham 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	

Suitability - General		
	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	The site is situated on the best and most versatile 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.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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 or rural area with no other commercial uses.	
<b>Overall</b>	<b>The site is considered unsuitable for development unless identified constraints can be addressed.</b>	

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

Availability	
Landowner is actively promoting the site for residential redevelopment.	