

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

**Volume 4:
Sites 800 - 1114**

Volume 4:

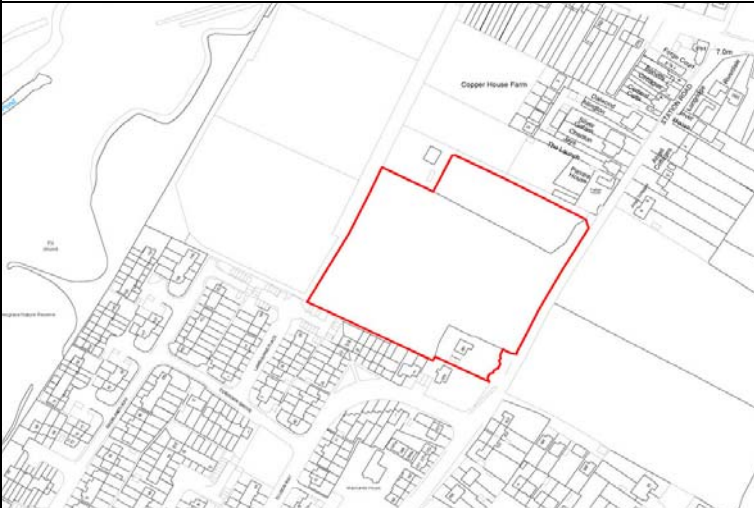
Content

SiteName	SiteRef
Land west of Lower Station Road, Rainham	800
Land at Chapel Lane, Upper Halling	801
Chattenden Farm, Lodge Hill Lane	802
Former Officers Mess, Maidstone Road, Chatham	804
Beech Lodge, Chapel Road, Grain	807
Junction of Pier Road and Medway Road, Gillingham	810
Westmoor Farm, Moor Street, Rainham	814
East side of Vicarage Lane, Hoo	815
Meeting Hall, Queens Road, Gillingham	816
Berengrave Nusery, Rainham	817
J7, Chatham Maritime	818
Pump House 7, Leviathan Way, Chatham Maritime	819
Interface Land, Chatham Maritime	820
Machine Shop 8 Chatham Maritime	821
Land at Robins and Day	822
Chatham Docks, Chatham	824
Land east of Otterham Quay Lane, Rainham	825
Stonehouse Farm, Dillywood Lane, Frindsbury	827
Former Conoco Site/Thameside Terminal, Salt Lane	828
Medway Bridge Marina, Manor Lane, Rochester	829
Land at Grange Road, Gillingham	830
Land to the West of North Dane Wood, Lordswood	832
Medtha Bungalow, Port Victoria Road, Grain	833
1 Batchelor Street, off the Brook, Chatham	834
Walnut Tree Farm, r/o Longfield Ave, High Halstow	835
Land to the East of Church Street	836
Land to the West of Church Street	837
Former Alloy Wheels Priory Road	839
Land west of Maidstone & Rochester Roads,Rochester	840
Tesco Store, Rainham Shopping Centre	841
Tesco, Strood	843
Woolmans Wood Caravan Site	845
Garage Court at Sundridge Drive, Chatham	846
Siloam Farm, Rainham	847
Land south of View Road, Cliffe Woods	848
Bennetts Orchard, Lower Rainham	849
Luton LIFT site Alexandra Road	851
111 Rainham Road (Jezreels), Gillingham	853

The Brook (r/o High St and Batchelor St) Chatham	857
Land at High St, Union St and New Road, Chatham	860
141-151 New Road and land at Union Street, Chatham	861
296-310 High Street, Chatham	862
King Street, Chatham	864
2-8 King Street and 1-11 Queen Street, Chatham	865
55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	866
2-14 Railway Street & 142-146 High Street, Chatham	867
19 New Road Avenue and 3 New Cut, Chatham	868
Wickes, New Cut, Chatham	869
Chatham Railway Station	871
West of Maidstone Road, adj Chatham Rail Station	872
Rear of 47 High Street/Britton Street, Gillingham	873
Land at junc. of Marlborough Rd/Brompton Rd, Gill	874
Retail Core(High St,Jeffrey St,King St) Gillingham	875
BT Switch Centre, Green Street, Gillingham	876
R/O 73,75-77 High Street, Rochester	880
15,17,19 New Road, Chatham	896
Former School Playing Field Halling	910
Bridgeside Warwick Crescent Rochester	914
Lock Up Garage Site Rear of Charles Street Chatham	959
Petrol Filling Station Railway Street GILLINGHAM	976
Adjacent to Staples Medway Street Chatham	983
Adjacent to Bus Station Medway Street Chatham	984
Bridgewood Manor Hotel, Walderslade Woods, Chatham	993
'Ropers Lane, Hoo St Werburgh	1009
Mount Pleasant, Cooling	1010
Daland Farm, High Halstow	1011
Off Power Station Road, Grain	1012
Sharnal Street, High Halstow	1013
Whetstead, Off Grange Road, Lower Twydall	1014
Off Sundridge Hill, Cuxton	1015
26-36 Napier Road Gillingham	1018
Moor Street House	1027
Mackays Lordswood Industrial Estate	1033
National Tyre Station Road Strood	1039
178 Brompton Farm Road, Strood	1042
R/O Whitehouse Farm, Stoke Road, Hoo	1043
East of Whitehouse Farm, Hoo	1044
Land at Tamarisk, Chattenden	1045
Former Reservoir, Browndens Lane, Upper Halling	1046
Land east of Seymour Road, Rainham	1047
Land at 54 Beacon Road, Chatham	1048

116-118 Twydall Lane, Twydall	1050
101 Beacon Road, Chatham	1052
Westmoor Farm (North) Moor Street, Rainham	1053
South section, Maidstone Road, Rochester	1055
6-11 New Road Avenue, Chatham	1056
North side, Priory Road	1057
R/O Oastview, east of Mierscourt Road, Rainham	1058
Meresborough Lane & South Bush Lane, Rainham	1059
Dudley Farm, Matts Hill Farm Road, Hartlip	1060
South of Lower Rainham Road, west of Pump Lane	1061
Shamley Road	1062
Mierscourt Farm, Rainham	1063
South of Lower Rainham Road, Mill Hill, Twydall	1064
South of Main Road, Hoo	1065
South Ratcliffe Highway, west Vidgeon Avenue, Hoo	1066
Gibraltar Farm, Ham Lane, Hempstead	1067
South of Sundridge Hill, Cuxton	1068
North Mortimers Avenue, west Town Road	1069
West of Town Road Cliffe Woods	1070
South Ladyclose Avenue, West of Town Road	1071
R/O 250 Main Road, Hoo	1072
Land at Mill Hill, Grange Road, Gillingham	1073
North Watling Street and Rede Court	1074
Land at Rectory Road, Cliffe	1075
West of Allhallows Road, Lower Stoke	1078
Land off Church Terrace, Stoke	1079
Delivery Office Rochester High Street	1080
Former Gym, Site C4, North Road, Chatham Maritime	1081
Land to the west of Cliffe Woods	1082
Wayside, Meresborough Lane, Gillingham	1083
Land west of Ropers Lane, Hoo	1084
Land east of Eastcourt Lane, Gillingham	1085
Westmoor Farm, Moor Street, Rainham	1086
Land to the East of Berwick Way, Wainscott	1087
Manor Farm, Parsonage Lane	1088
Land at Priestfield, Gillingham	1089
Abbots Court, Stoke Road, Hoo	1090
1 Port Victoria Road, Isle of Grain	1091
3 Broad Street Cottages, Main Road, Hoo	1092
Between 102-112 Lower Rainham Road	1093
Sports Field No 3, Brompton Road, Gillingham	1094
Collingwood Triangle, Brompton Barracks	1095
Sports Field No 1, Inner Lines, Brompton Barracks	1096

Greatfield Lodge, Darnley Road, Strood	1100
Cooling Road, High Halstow	1103
North of St James Church Cooling	1104
Manor Farm, Marsh Road, Halling	1105
Miles Place, Delce Road, Rochester	1106
131 City Way, Rochester	1107
Land at Lower Bloors Lane Rainham	1108
Steelfields, Danes Hill, Gillingham	1109
Land at the Alps	1110
North of Airport	1111
Land North of Christmas Lane, High Halstow	1112
Land to east of High Halstow	1113
Chatham Driving Range	1114

ite	
Reference	0800
Address	Land west of Lower Station Road, Rainham
Description	This site comprises a broad “L” shaped piece of land Site that is largely overgrown, with evidence of fly tipping.
Size (ha)	1.9
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	56	
Employment (m ²)	Office	18,980
	Industrial	7,590
	Storage	7,590
Main Town Centre Uses (m ²)		
Other Uses		

Suitability -General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades</p>	

Suitability -General		
	<p>planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to 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 rejected.</p>	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape [Lower Rainham Farmland],</p>	

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

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

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

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

Suitability - General		
	<p>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 Lodge Hill 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</p>	

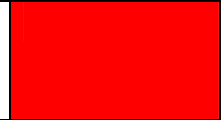
Suitability - General		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape [Deangate Ridge], 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 [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 known or suspected on the site but remediation is expected to be deliverable	
Site Developability	Whilst the site is subject to some	

Suitability - General		
	development abnormals, 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 affected 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 at the edge of a residential area and is not designated for any alternative use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	


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

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



Availability		
The landowner is actively promoting part of the site for development.		



Site	
Reference	0804
Address	Former Officers Mess, Maidstone Road, Chatham
Description	Flat open site partly disused and partly used for parking.
Size (ha)	1.08
Relevant policy guidance	Rochester Airport Masterplan (January 2014)
Location Plan	

Development Potential		
Residential (units)	58	
Employment (m ²)	Office	10,745
	Industrial	4,300
	Storage	4,300
Main Town Centre Uses (m ²)		
Other Uses		

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

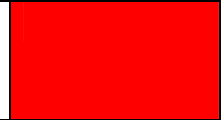
Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A229 City Way • A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity 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	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	

Suitability - General		
	rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is 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 a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

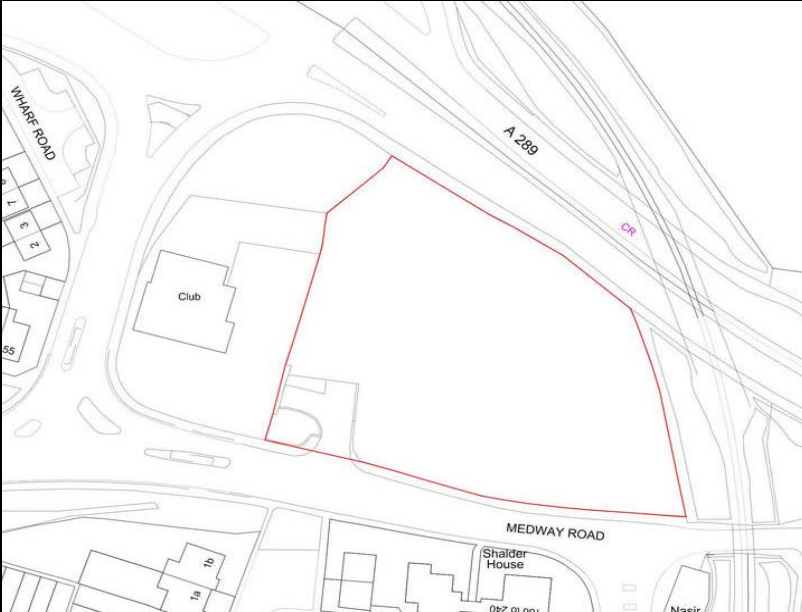
Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall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

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



Availability		
Landowner is actively promoting the site for redevelopment.		



Site	
Reference	0810
Address	Junction of Pier Road and Medway Road, Gillingham
Description	Flat overgrown site adjacent to the Walnut Tree Club with access from Roseberry Road.
Size (ha)	0.59
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	25	
Employment (m ²)	Office	5,930
	Industrial	2,370
	Storage	2,370
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Noise pollution may affect the site, but it is likely that this could be mitigated.	
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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. 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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0814
Address	Westmoor Farm, Moor Street, Rainham
Description	An area of flat farmland parcelled into smaller field plots.
Size (ha)	13.17
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	316	
Employment (m ²)	Office	131,750
	Industrial	52,700
	Storage	52,700
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <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 both Meresborough Road and Moor 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> <p>Further assessment 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	<p>The site is situated outside of the built up area, with an area of locally valued landscape [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	<p>Site is within or is in close proximity to the Moor Street Conservation Area, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	The site is situated on the best and most versatile agricultural land.	
Open Space	Site is not designated open space.	

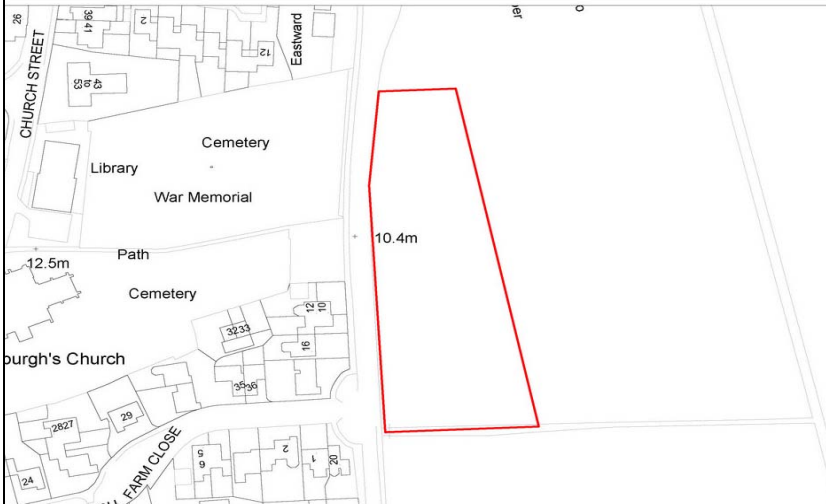
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be</p>	

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

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

Availability		
Landowner is actively promoting the site for redevelopment; including housing, retail and employment.		

Site	
Reference	0815
Address	East side of Vicarage Lane, Hoo
Description	Open countryside in agricultural use, outside of village boundary. Site lies to the south of Hoo village centre, east of Vicarage Lane. New residential development – Hillmead opposite on other side of Vicarage Lane. Hoo Marina lies to south – employment and residential uses. Surrounded on 3 sides by open agricultural land. Perimeter hedges. Cemetery to west.
Size (ha)	0.50
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	5,035
	Industrial	2,015
	Storage	2,015
Main Town Centre Uses (m ²)		
Other Uses	Burial ground	

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.	

Suitability - General		
Site Access	<p>It is likely a suitable vehicular access could be created on to Church Farm 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 detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	


Suitability - General		
Open Space	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.	
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 or rural area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

Availability	
Planning permission granted for a burial ground (ref: MC/13/0503)	

Site	
Reference	0816
Address	Meeting Hall, Queens Road, Gillingham
Description	Community building (single storey) located on frontage with Queens Road with parking to rear; enclosed by a mix of 2m approx boundary treatment, with single access from Queens street.
Size (ha)	0.13
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	1,325
	Industrial	530
	Storage	530
Main Town Centre Uses (m ²)		
Other Uses		

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

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. 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.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

Availability		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0817
Address	Berengrave Nursery, Rainham
Description	A flat site with a range of buildings, both agricultural and residential. The land is used for agricultural, recreational and commercial uses.
Size (ha)	6.03
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	145	
Employment (m ²)	Office	60,320
	Industrial	24,130
	Storage	24,130
Main Town Centre Uses (m ²)		
Other Uses	Nature Reserve or activities centre	

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

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

Suitability - General		
	through the Local Plan or Development Management process, before development could be supported or rejected.	
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	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.	
Land Use	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

Availability	
Landowner has promoted the site previously and was happy to promote it again when met on site.	



Site	
Reference	0818
Address	J7, Chatham Maritime
Description	Flat, site comprising of a former quay that was formerly used for naval purposes. The site is currently vacant with access available from Dock Head Road.
Size (ha)	0.51
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)

Location Plan



Development Potential

Residential (units)	75	
Employment (m ²)	Office	5,100
	Industrial	2,040
	Storage	2,040
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General

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

Suitability - General		
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 Dock Head 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	<p>Site is within or is in close proximity to a number of Listed Buildings, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

Suitability - General		
	Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be 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	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

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


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

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

Achievability and Viability

Residential		
Employment		
Main Town Centre Uses		

Site	
Reference	0819
Address	Pump House 7, Leviathan Way, Chatham Maritime
Description	Building is a Victorian red brick pump house with yellow brick details - arched colonnade faces road. Stands on own site with no buildings immediately adjoining
Size (ha)	0.54
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	23	
Employment (m ²)	Office	5,435
	Industrial	2,175
	Storage	2,175
Main Town Centre Uses (m ²)		
Other Uses		

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

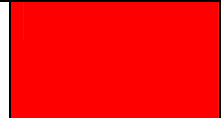
Suitability - General		
	traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Leviathan Way.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part 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> <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	Site is situated within built up area.	
Heritage	<p>Site contains the Grade II listed Pump House, and development may thereby impact upon this 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	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.	

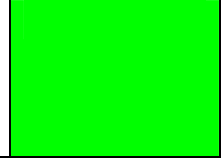
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are no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

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

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/15/0221 approved for craft distillery and visitor centre		



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


Suitability - General		
	<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	Site is situated within built up area.	
Heritage	<p>Site is within or is in close proximity to Brunel Sawmills SAM, Grade II listed Police Section House and Chatham Historic Dockyard 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	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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0820a
Address	Interface Land, Chatham Maritime
Description	A – Flat open grass and shrubbed area-fronting river, with views to Upnor. Adj to entrance road to the Dockyard and covered slip. Part of the site is covered by a slipway leading down to the River Medway.
Size (ha)	2.8
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), The Interface Land SPD (October 2010)
Location Plan	

Development Potential		
Residential (units)	285	
Employment (m ²)	Office	28,000
	Industrial	11,200
	Storage	11,200
Main Town Centre Uses (m ²)		
Other Uses		

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

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

Suitability - General		
	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.	
Landscape	Site is situated within built up area.	
Heritage	<p>Site is within or close proximity to Covered Slip North of No. 5 Slip, The Mast Pond and the Lower Boat Store and Chatham Historic Dockyard 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	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	There are no residential properties adjacent to the site and	

	amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


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

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0820b
Address	Interface Land, Chatham Maritime
Description	Relatively flat site with access to Dock Road from Brunel Way. The site is open grassland with some trees on the site boundaries. The Grade II Listed Police Section House is also located on the site.
Size (ha)	2.23
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), The Interface Land SPD (October 2010)
Location Plan	

Development Potential		
Residential (units)	240	
Employment (m ²)	Office	22,300
	Industrial	8,920
	Storage	8,920
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Brunel 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	Site is situated within built up area.	

Suitability - General		
Heritage	<p>Site is within or is in close proximity to Brunel Sawmills SAM, Grade II listed Police Section House and Chatham Historic Dockyard 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	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.	

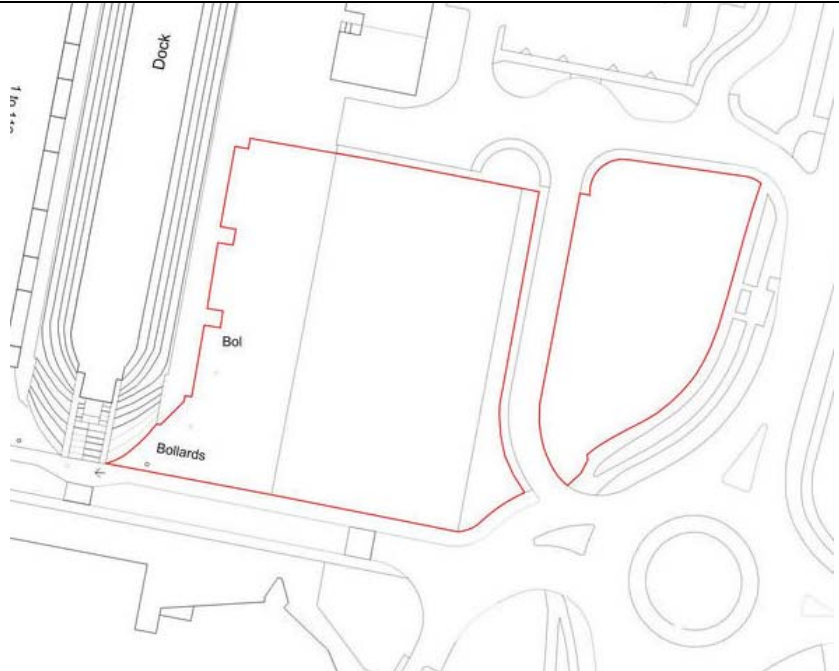
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	

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

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

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

Availability		
Landowner is actively promoting the site for redevelopment.		

Site	
Reference	0821
Address	Machine Shop 8 Chatham Maritime
Description	A flat site split into two by a road. The western segment contains a listed steel structure of building. The eastern segment is an open piece of ground presently unused for any purpose.
Size (ha)	0.56
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	23	
Employment (m ²)	Office	5,570
	Industrial	2,230
	Storage	2,230
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Dock Head 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	Site is situated within built up area.	
Heritage	<p>Site is contains the Grade II* listed building No. 8 Machine Room 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	

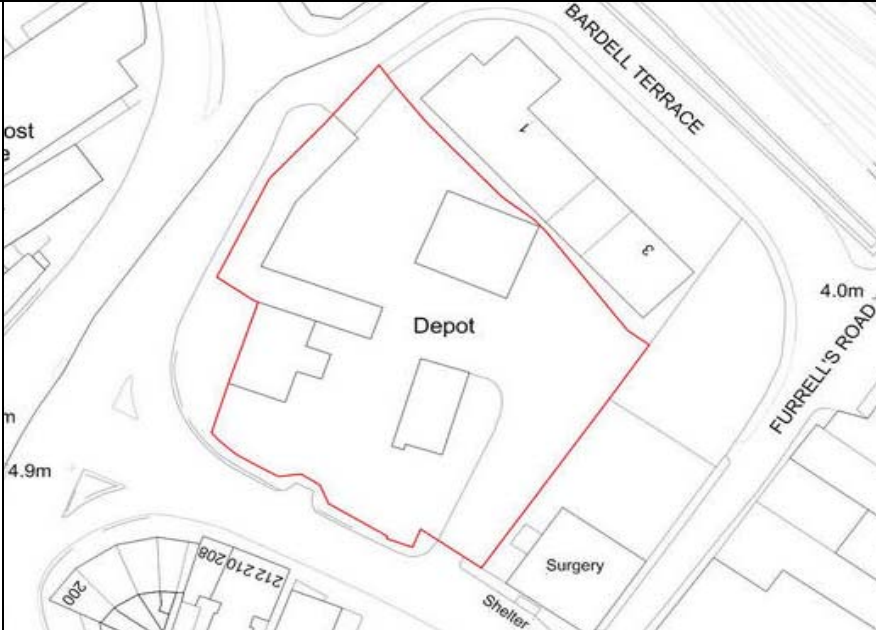
Suitability - General		
	deliverable	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is designated open space as civic 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.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0822
Address	Land at Robins and Day
Description	The site comprises a complex of garages, showroom buildings, forecourts and depots across several parcels of land. There is vehicular access from Bardell Terrace.
Size (ha)	0.33
Relevant policy guidance	Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,350
	Industrial	1,340
	Storage	1,340
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	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 High Street, Rochester.	
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 Star Hill to Sun Pier Conservation Area and Listed Buildings, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <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.	

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	Site is not designated open space.	

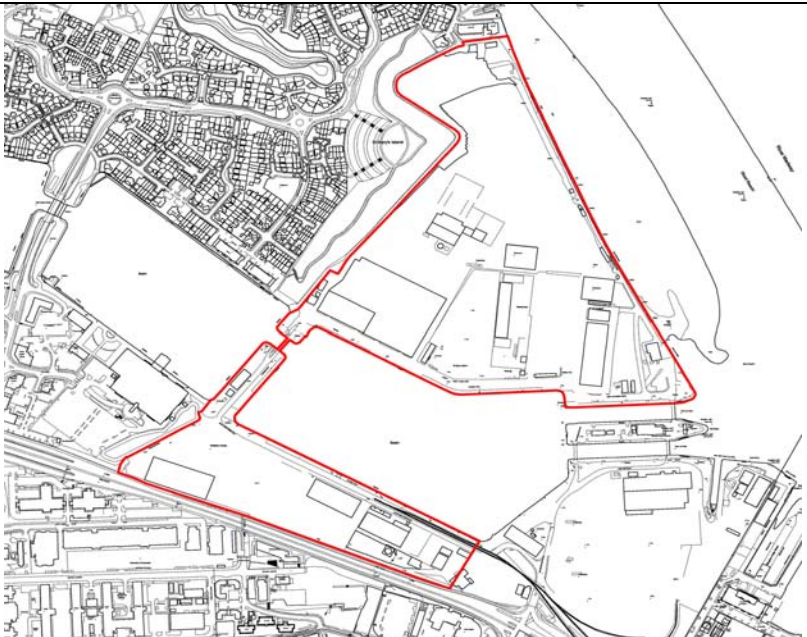
Suitability – Housing		
Flood Risk	Part of the site is subject to a high level of flood risk but it is expected that this could be resolved and that the site would pass the sequential test for flood risk.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

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

Availability	
Landowner is actively promoting the site for redevelopment; including residential, retail commercial, leisure & tourism.	



Site	
Reference	0824
Address	Chatham Docks, Chatham
Description	The site includes a commercial dock basin connected by a lock to the river and by a lock to a basin to the north west. The site contains cranes for unloading ships, large storage buildings and large open storage areas. It also includes a number of leased industrial premises and a scrap metal yard
Size (ha)	29.45
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	706	
Employment (m ²)	Office	294,500
	Industrial	117,800
	Storage	117,800
Main Town Centre Uses (m ²)		
Other Uses	Waste 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"> • A2 • A289 • Medway Tunnel <p>It is understood that infrastructure upgrades have been identified to increase capacity on the network to facilitate delivery of development on this site. Developer contributions may be required to fund these infrastructure upgrades.</p>	
Site Access	Site has an existing suitable vehicular access via Pier 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>	

Suitability - General		
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <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	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 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	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.	

Land Use	Site is designated employment land but SHENA surveys indicate surplus of this type of land in this sub area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development


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

Suitability – Mixed Use

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

Site is being promoted for redevelopment, however the landowners intentions are not to redevelop for at least 5 years.	
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Site	
Reference	0825
Address	Land east of Otterham Quay Lane, Rainham
Description	Flat piece of parcelled agricultural land adjacent to Otterham Quay Lane.
Size (ha)	10.75
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	258	
Employment (m ²)	Office	107,550
	Industrial	43,020
	Storage	43,020
Main Town Centre Uses (m ²)		
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), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on 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 Otterham Quay 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	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>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.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
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'.	
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	The site is situated on the best and most versatile 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	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development


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

Suitability – Mixed Use

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

Landowner is actively promoting the site for residential redevelopment.	
Planning application MC/15/0761 – 300 dwellings.	

Site	
Reference	0827
Address	Stonehouse Farm, Dillywood Lane, Frindsbury
Description	Oast house and other buildings on site. Unused fields, sloping site.
Size (ha)	1.05
Relevant policy guidance	-
Location Plan	 <p>The map shows the site of Stone House Farm outlined in red. It is located on Dillywood Lane, which runs diagonally from the top left to the bottom right. To the north of the site are Stonehorse Cottages and The Stone Horse (Public House). A pond is located within the site boundary. Distances of 21.3m and 23.2m are indicated on the map. A pink label 'Und' is also visible near the top left of the site.</p>

Development Potential		
Residential (units)	31	
Employment (m ²)	Office	10,500
	Industrial	4,200
	Storage	4,200
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2) 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	Site has an existing suitable vehicular access via both Dillywood Lane and Stone Horse 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</p>	

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

Suitability – Economic Development

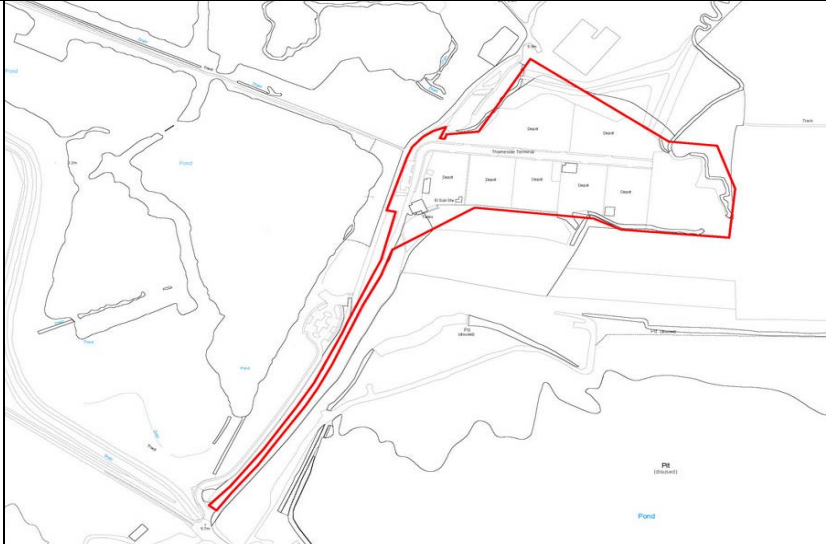
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	The site is considered unsuitable for development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

Suitability – Mixed Use

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

Landowner intentions are unknown.	
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Site	
Reference	0828
Address	Former Conoco Site/Thameside Terminal, Salt Lane
Description	Relatively flat site mainly formed of hardstanding. There is one two-storey office and open storage facility on site. One access road
Size (ha)	6.77
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	163	
Employment (m ²)	Office	67,710
	Industrial	27,085
	Storage	27,085
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	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>	
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> <p>The site is situated immediately adjacent to the Thames Estuary and 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	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	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.	
Employment Land	Site is not designated employment land.	
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.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development

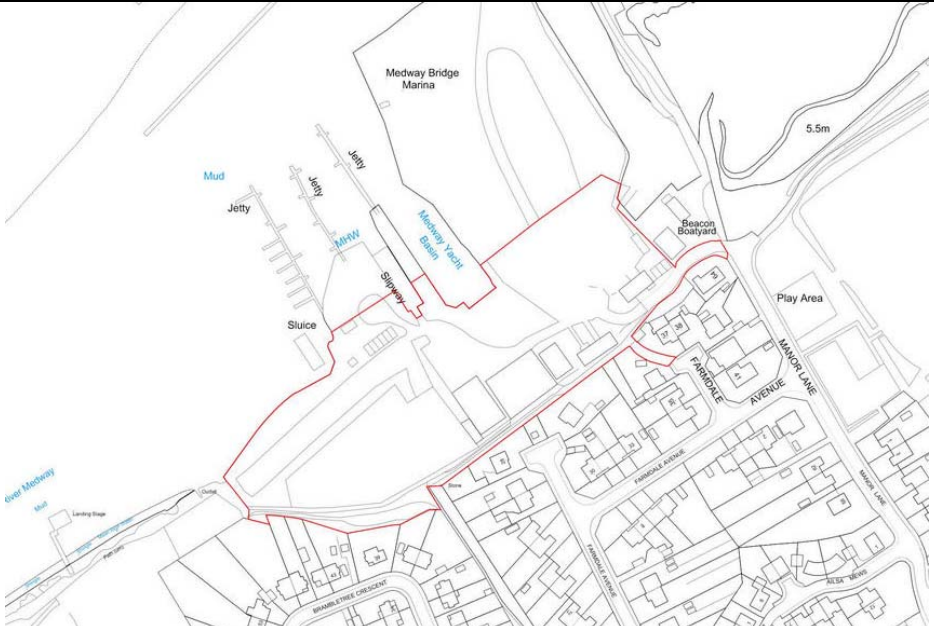
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	The site is considered unsuitable for development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

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
Planning application MC/14/1896 Retention of Plots 1, Part 2 and 8 for haulage and/or platform hire use with associated parking along with approximately 0.4ha of open storage	

Site	
Reference	0829
Address	Medway Bridge Marina, Manor Lane, Rochester
Description	Marina area with some buildings of a commercial type. One large residential unit and office at ground floor. Extensive pontoons with boat moorings and hardstandings. Access is via Manor Lane. 2-storey housing adjoins the southern edge of the site.
Size	1.78
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	52	
Employment (m ²)	Office	17,800
	Industrial	7,120
	Storage	7,120
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<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 Manor 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>The site is situated directly adjacent to the Medway Marine Conservation Zone (MCZ). Careful regard will need to be had to the impacts of development upon the MCZ through any further assessment of this site.</p> <p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <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 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 is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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


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

Landowner is actively promoting the site for redevelopment.	
Planning application has been made for redevelopment of the site.	
SLAA submission has been received for housing, employment and marina uses.	

Achievability and Viability

Residential		
Employment		
Main Town Centre Uses		

Site	
Reference	0830
Address	Land at Grange Road, Gillingham
Description	The site appears to be an overgrown woodland on agricultural land
Size (ha)	1.32
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	38	
Employment (m ²)	Office	13,190
	Industrial	5,275
	Storage	5,275
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these</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 Grange 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	The site is situated outside of the built up	


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

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

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

Availability		
Landowner intentions are unknown.		

Site	
Reference	0832
Address	Land to the West of North Dane Wood, Lordswood
Description	Fairly flat, open site with telecoms mast. Wood adjoins site. Hedgerow/trees close to edge of site
Size (ha)	0.77
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	32	
Employment (m ²)	Office	7,655 m2
	Industrial	3,060 m2
	Storage	3,060 m2
Main Town Centre Uses (m ²)		
Other Uses		

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

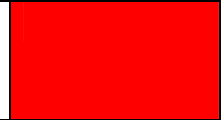
Suitability - General		
	<ul style="list-style-type: none"> A2 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Lords Wood 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> <p>Further assessment of the potential impacts of development upon designated</p>	

Suitability - General		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	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	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	There are a limited number of residential properties adjacent to the site. It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

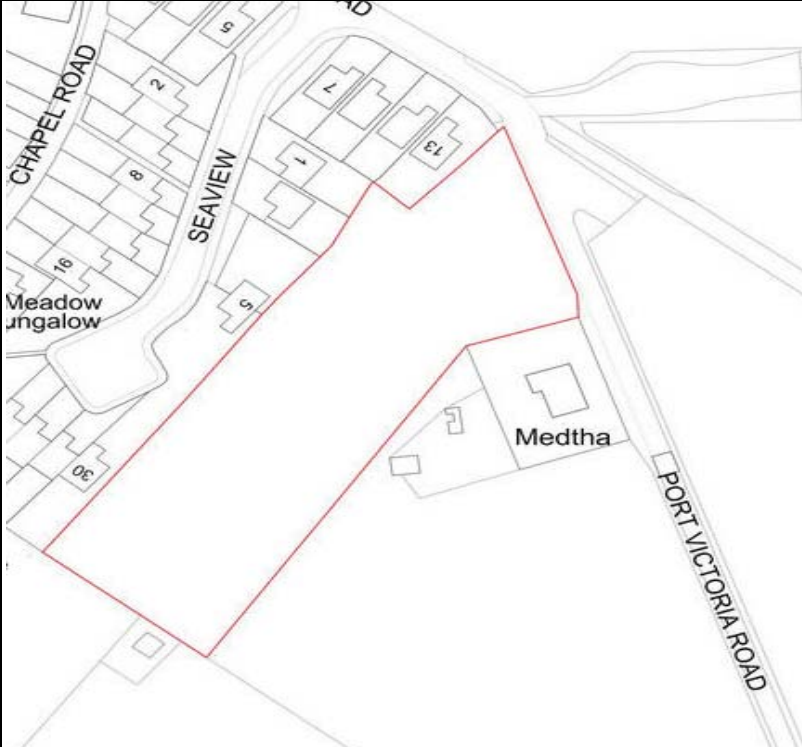
Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable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

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



Availability		
Landowner is actively promoting the site for redevelopment.		



Site	
Reference	0833
Address	Medtha Bungalow, Port Victoria Road, Grain
Description	Flat, open space used for some parking of trailers, horse grazing
Size (ha)	0.42
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m ²)	Office	4,225
	Industrial	1,690
	Storage	1,690
Main Town Centre Uses (m ²)		
Other Uses		

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

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

Suitability - General		
Contamination	Contamination is known or suspected on site but remediation is considered to be deliverable	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	<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	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

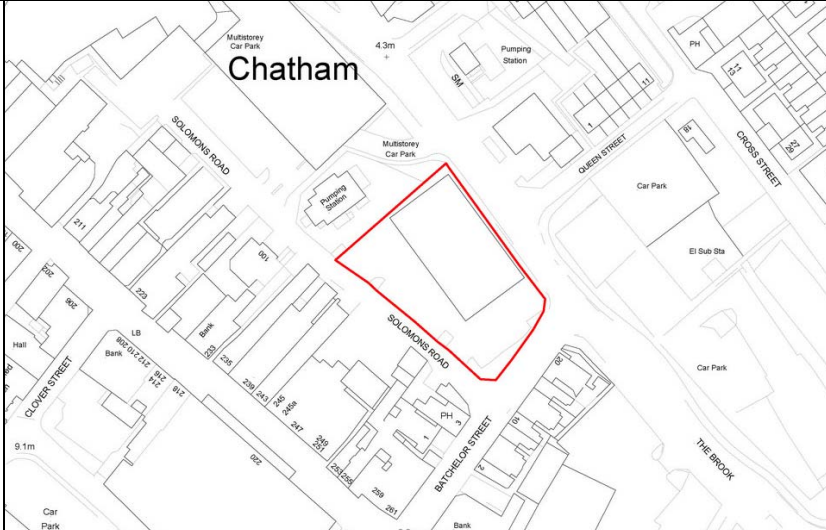
Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	The site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

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

Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability		
Landowner is actively promoting the site for redevelopment.		

Landowner is actively promoting the site for redevelopment.		
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Site	
Reference	0834
Address	1 Batchelor Street, off the Brook, Chatham
Description	A commercial building with associated parking located on a flat site. Vehicular access to the site is from Solomons Road
Size (ha)	0.25
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)	11	
Employment (m ²)	Office	2,545
	Industrial	1,020
	Storage	1,020
Main Town Centre Uses (m ²)		
Other Uses		

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

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

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

Suitability – Economic Development


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

Suitability – Mixed Use

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

Landowner intentions are unknown.	
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Site	
Reference	0835
Address	Walnut Tree Farm, r/o Longfield Ave, High Halstow
Description	Reasonably flat unused farmland. Areas of woodland skirt the residential boundaries of the site.
Size (ha)	2.83
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	82	
Employment (m ²)	Office	28,310
	Industrial	11,325
	Storage	11,325
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
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	<p>It is likely a suitable vehicular access could be created on to Britannia 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 - 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>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 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</p>	

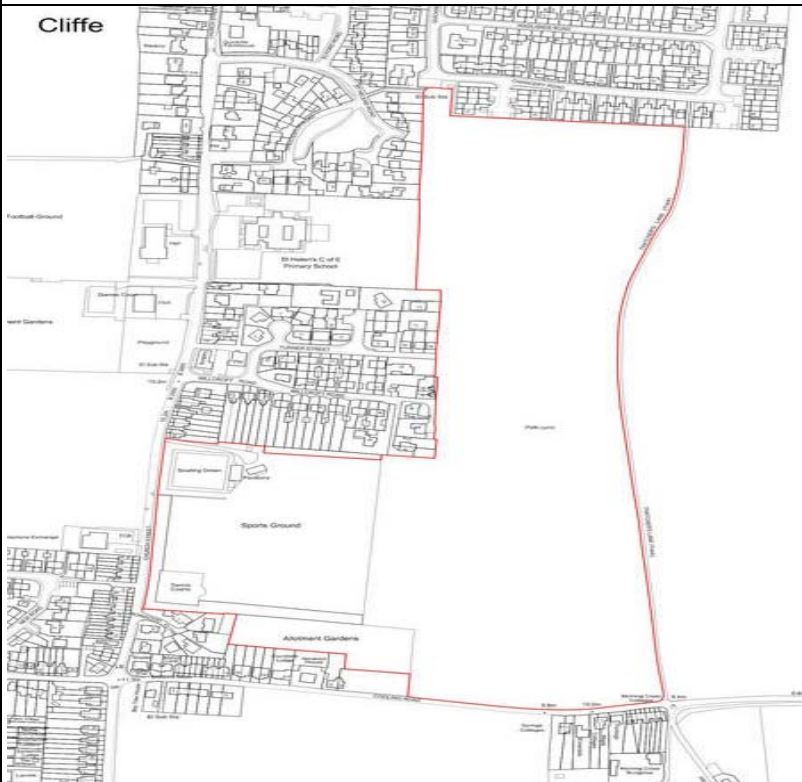
Suitability - General		
	process, before development could be supported or rejected.	
Open Space	Site is not designated open space.	

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

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0836
Address	Land to the East of Church Street
Description	Relatively flat open space with football pitches laid out, trees on the perimeter. Shelter belt dividing open space and open agricultural land. Site includes leisure facilities. Housing that surrounds the site tends to be two storey (detached and semi-detached)
Size (ha)	15.46
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	371	
Employment (m ²)	Office	154,555 m2
	Industrial	61,820 m2
	Storage	61,820 m2
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
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	<p>It is likely a suitable vehicular access could be created on to Church 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	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>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 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.	


Suitability - General		
Open Space	<p>Part of the site is designated open space as amenity greenspace and outdoor sports facilities.</p> <p>The site is larger than the area of open space and could potential be accommodated in the development area.</p>	

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

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	

Site	
Reference	0837
Address	Land to the West of Church Street
Description	Agricultural area on fringe of settlement, relatively flat in level
Size (ha)	7.93
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	190	
Employment (m ²)	Office	79,300
	Industrial	31,720
	Storage	31,720
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to public transport opportunities.	
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	<p>It is likely a suitable vehicular access could be created on to Church 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>	

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

Suitability – Economic Development


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

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0839
Address	Former Alloy Wheels Priory Road
Description	The site is predominantly flat with a drop at the rear and southern edge of the site. No buildings on the site other than the temporary Network Rail buildings. Adjacent to the railway line with access from Priory Road. Surrounded by 2 storey industrial units.
Size (ha)	3.01
Relevant policy guidance	Strood Town Centre Masterplan (December 2009)
Location Plan	

Development Potential		
Residential (units)	163	
Employment (m ²)	Office	30,115
	Industrial	12,045
	Storage	12,045
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
Capacity	<p>(M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 <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 Priory Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or</p>	

Suitability - General		
	rejected.	
Landscape	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 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 currently in employment use.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

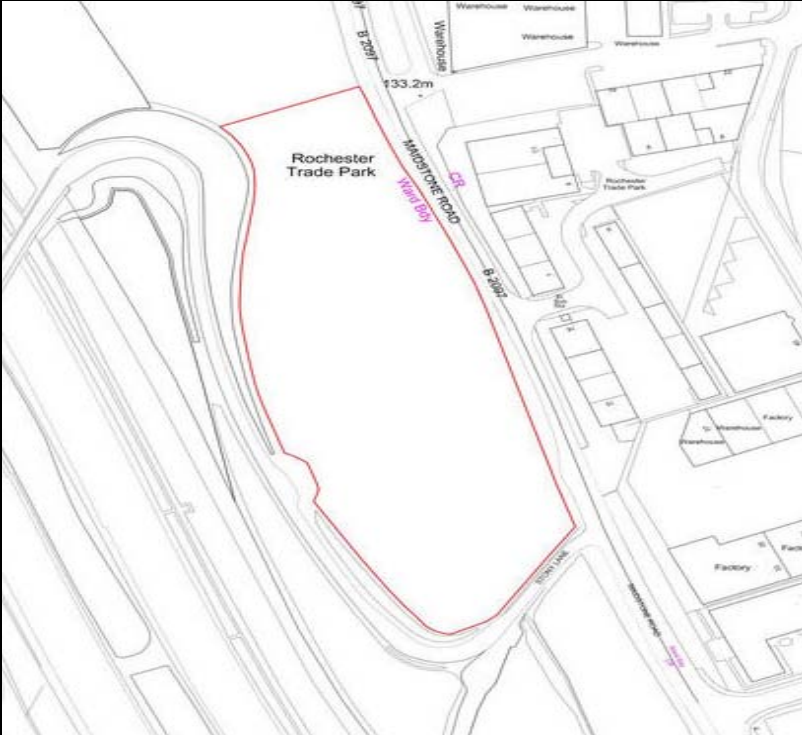
Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall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

Suitability – Mixed Use

Overall	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/12/2609 approved for industrial use B1/B2/B8	

Site	
Reference	0840
Address	Land west of Maidstone & Rochester Roads, Rochester
Description	The site comprises an open uncultivated field with a mixture of scrubby vegetation and grass.
Size (ha)	1.77
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	51	
Employment (m ²)	Office	17,660
	Industrial	7,065
	Storage	7,065
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to public transport opportunities.	
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 - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A229 City Way • A230 Maidstone Road <p>Whilst it is possible that strategic 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>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated</p>	

Suitability - General		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	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	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 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	Established employment/commercial area.	

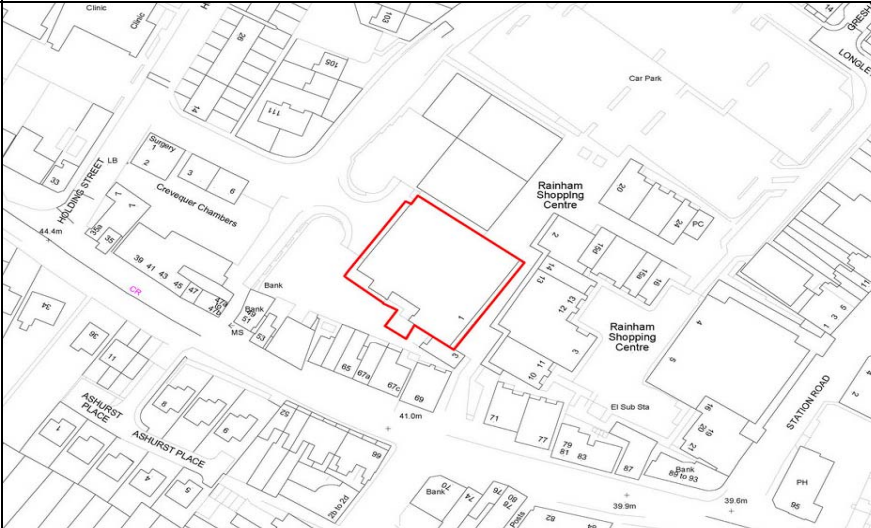
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
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Site	
Reference	0841
Address	Tesco Store, Rainham Shopping Centre
Description	Level site currently occupied by a supermarket with vehicular access from Holding Street
Size (ha)	0.16
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	1,615
	Industrial	645
	Storage	645
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Longley 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	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	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, but is currently in a commercial use.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development

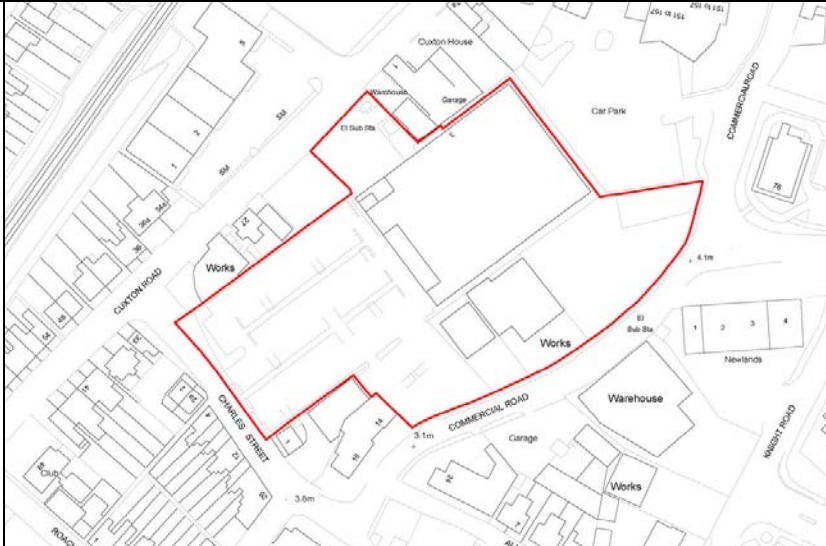
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Whilst the site is subject to some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

Suitability – Mixed Use

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

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

Site	
Reference	0843
Address	Tesco, Strood
Description	Site is within an area where employment/retail uses are dominant and high-density Victorian terrace development neighbour the site. The site itself comprises of commercial and industrial units, along with a Tesco supermarket and associated car park.
Size (ha)	1.22
Relevant policy guidance	Strood Town Centre Masterplan (December 2009)
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m ²)	Office	12,150
	Industrial	4,860
	Storage	4,860
Main Town Centre Uses (m ²)		
Other Uses		

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

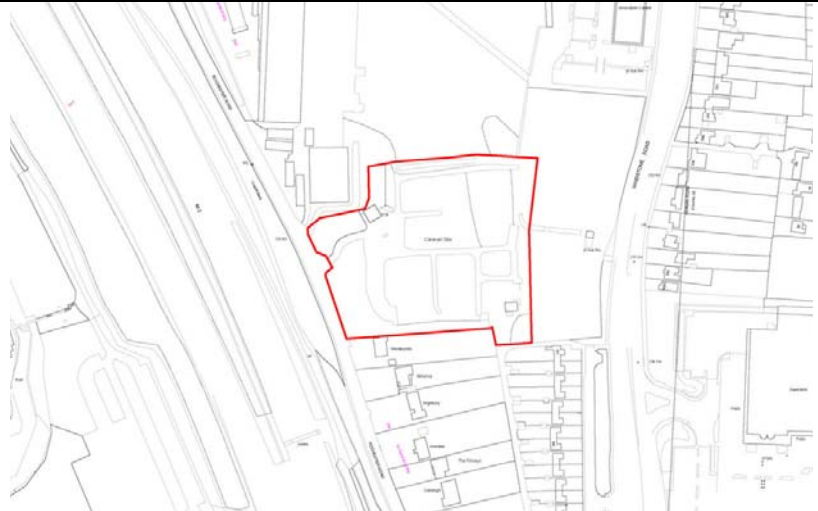
Suitability - General		
	access via Charles Street.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment 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	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 implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

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

Availability		
Planning application MC/12/0461 redevelopment of retail store + 12 residential units – approved. However Tesco have stated that the development is now not likely to take place.		

Site	
Reference	0845
Address	Woolmans Wood Caravan Site
Description	Secluded site peripheral to employment area and airfield. Edge of urban area. Land falls away to the west to the M2 motorway.
Size (ha)	1.76
Relevant policy guidance	Rochester Airport Masterplan (January 2014)
Location Plan	

Development Potential		
Residential (units)	95	
Employment (m ²)	Office	17,555
	Industrial	7,020
	Storage	7,020
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Rochester Road (B2097).	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact	

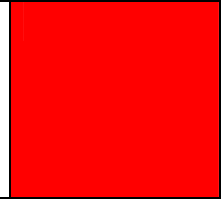
Suitability - General		
	upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
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	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	Site is at low risk of flooding.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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	0846
Address	Garage Court at Sundridge Drive, Chatham
Description	Slightly sloped garage block site with houses overlooking. Some of the garages are unused and in a poor state of repair. A few trees are dotted around the site. Access is via Sundridge Drive.
Size (ha)	0.15
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	1,475
	Industrial	590
	Storage	590
Main Town Centre Uses (m ²)		
Other Uses		

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

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

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

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

Suitability – Economic Development

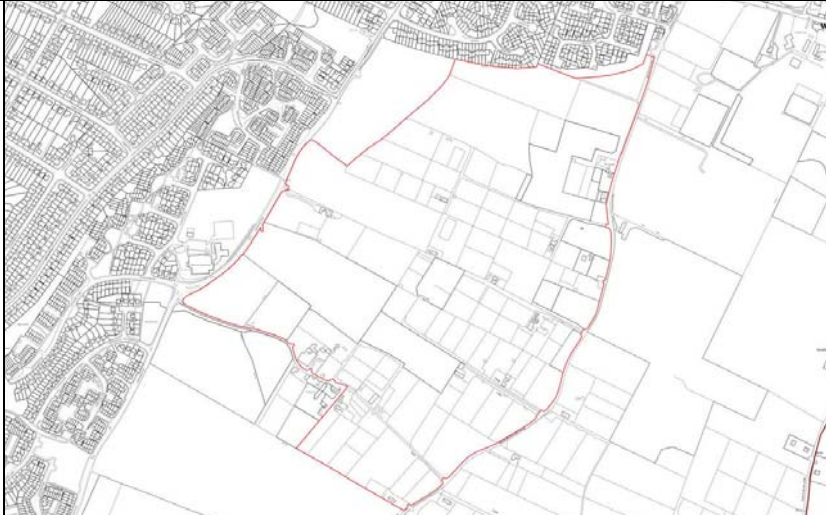
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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 is unknown. Landowner intentions are unknown.	
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Site	
Reference	0847
Address	Siloam Farm, Rainham
Description	Part orchards and part equestrian uses. Trees and hedges of varying quality on the edge and within the site. Fairly flat.
Size (ha)	41.33
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	992	
Employment (m ²)	Office	413,345
	Industrial	165,340
	Storage	165,340
Main Town Centre Uses (m ²)		
Other Uses		

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</p>	

Suitability - General		
	through the Local Plan or Development Management process before development on the site could be supported or rejected.	
Public Transport Accessibility	Site has good access to public transport opportunities	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <p>Development on this site would also be likely to impact upon the informal motorway junction at Farthing Corner.</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 Mierscourt Road and Meresborough 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 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>The site is situated outside of the built up area, with an area of locally valued landscape [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> <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 contains a Listed Oasthouse, 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</p>	

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


Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through	

call for sites - residential



Site	
Reference	0848
Address	Land south of View Road, Cliffe Woods
Description	Site being used for agricultural purposes. Residential uses bordering on two sides.
Size (ha)	1.08
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	31	
Employment (m ²)	Office	10,840
	Industrial	4,335
	Storage	4,335
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>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 View 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</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 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	Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less. 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.	
Open Space	Site is not designated open space.	

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

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	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - residential	

Site	
Reference	0849
Address	Bennetts Orchard, Lower Rainham
Description	The site comprises an “T” shaped area of horticultural land, use primary for equestrian use. The land slightly slopes to the north. It is also noted that there are a couple of field shelters. Mature planting around the boundary.
Size (ha)	4.17
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	123	
Employment (m ²)	Office	41,715
	Industrial	16,685
	Storage	16,685
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Station Road & Lower Rainham 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	The site is situated outside of the built up area, within an area of locally valued landscape of the Lower Rainham Farmland, which is considered sensitive to change.	

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

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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	0851
Address	Luton LIFT site Alexandra Road
Description	Relatively flat site currently overgrown with scrub. 2-storey housing from Lawn Close, Albany Road and Alexandra Road back onto the site. Access would likely need to come through the adjacent school playing field.
Size (ha)	0.41
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	18	
Employment (m ²)	Office	4190
	Industrial	1675
	Storage	1675
Main Town Centre Uses (m ²)		
Other Uses		

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


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 is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

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

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	0853
Address	111 Rainham Road (Jezreels), Gillingham
Description	Vacant buildings, previously light industrial unit – two storey.
Size (ha)	0.21
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	2,135
	Industrial	855
	Storage	855
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Rainham Street and Canterbury 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 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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through</p>	

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

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. 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	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites - residential, retail, leisure.	
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Site	
Reference	0857
Address	The Brook (r/o High St and Batchelor St) Chatham
Description	Flat site, split ownership part car sales (associated buildings not included in boundary) - part car park / access to Iceland. Also some rear access for High Street units. Single storey and 2 storey sales units. Busy main road to frontage opposite Queen Street.
Size (ha)	0.17
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)	35	
Employment (m ²)	Office	1,715
	Industrial	685
	Storage	685
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	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 The Brook, 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 is 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	

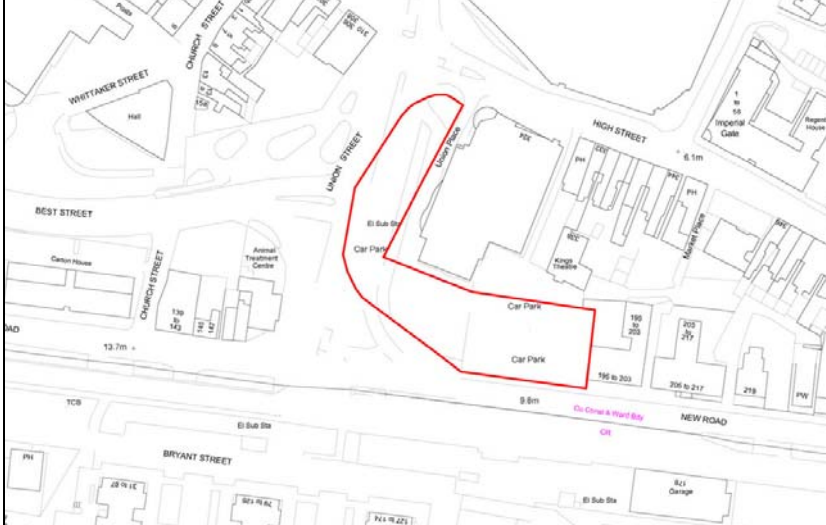
Suitability - General		
	any agricultural land.	
Open Space	Site is not designated open space.	

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. 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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0860
Address	Land at High St, Union St and New Road, Chatham
Description	Car parks, slight slope down from New Road. Part private (Gala Bingo) park Council pay and display. Some trees on edges and between car parks.
Size (ha)	0.33
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015) Chatham Centre and Waterfront Development Brief 2008
Location Plan	

Development Potential		
Residential (units)	14	
Employment (m ²)	Office	3,330
	Industrial	1,335
	Storage	1,335
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has 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.	
Site Access	The site is situated on New Road/Union Street/The Brook, providing suitable vehicular access.	
Ecological Potential	An ecological survey of the site has not	

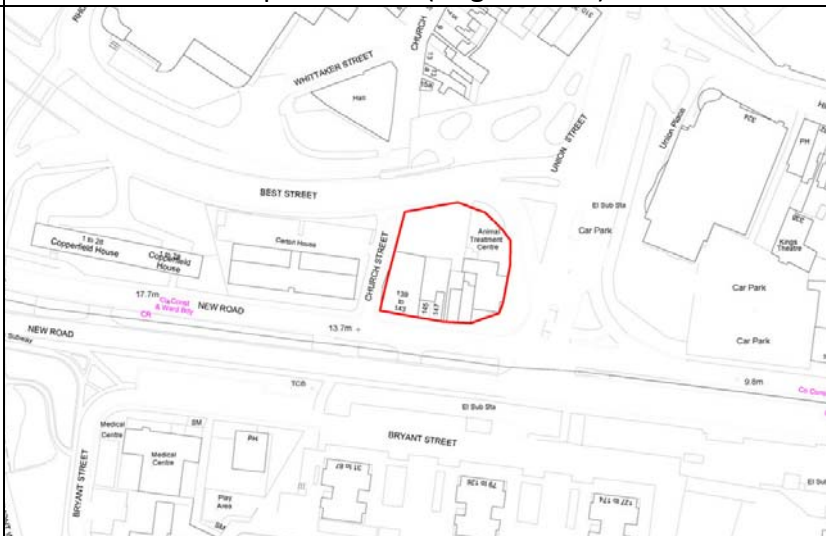
Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon 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	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</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 may be constrained by air pollution but mitigation 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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 3a is acceptable for commercial uses without an exceptions test.</i></p>	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

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

Site	
Reference	0861
Address	141-151 New Road and land at Union Street, Chatham
Description	Small retail parade to Best Street, maybe flats above via separate entrance. Vets set back on the corner - entrance to Union Street. Busy junction. Car parking to New Road/Union Street - part private (vets) part Council.
Size (ha)	0.16
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)	7	
Employment (m ²)	Office	1,565
	Industrial	625
	Storage	625
Main Town Centre Uses (m ²)		
Other Uses		

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

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

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

Suitability – Economic Development


Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

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

Site is not being actively promoted for development.	
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Site	
Reference	0862
Address	296-310 High Street, Chatham
Description	Shops, some flats above, generally 2 storey, 3 storey on the corner at the High Street. Prominent site. Mainly flat, public realm improvement carried out. Service access from the High Street. 302/4 old building - not listed.
Size (ha)	0.17
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)	7	
Employment (m ²)	Office	1,695
	Industrial	680
	Storage	680
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development.	
Site Access	It is likely a suitable vehicular access could be created on to the Brook (A231), which is directly adjacent to the site.	

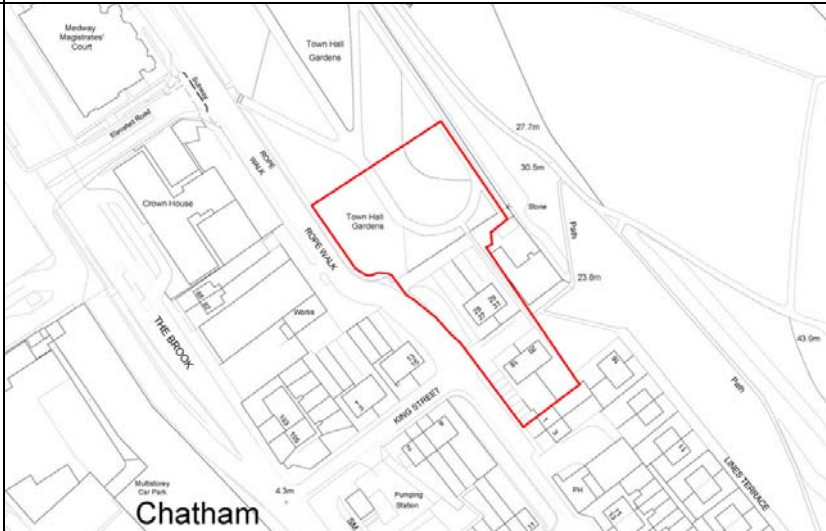
Suitability - General		
	Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and 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	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk		
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Site is unsuitable for employment uses.	

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	0864
Address	King Street, Chatham
Description	<p>The site comprises two parcels of land:</p> <ul style="list-style-type: none"> • Town Hall Gardens – An area of formal public open space; the open space extends north west of the site along the length of Rope Walk. • King Street residential properties; 4 no. two storey semi detached properties, two on either side of King Street. There is a brick wall at the end of King Street which defines the north-eastern boundary of the site.
Size (ha)	0.4
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)	0 (net)	
Employment (m ²)	Office	4,015
	Industrial	1,605
	Storage	1,605
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
Site Access	Site has an existing suitable vehicular access via Rope Walk.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage. Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is in close proximity to The Great Lines, 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	Due to past uses on site and/or in the	

Suitability - General		
	nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	<p>Part of 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 Chatham sub-area.</p> <p>The rest of the site is not designated 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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

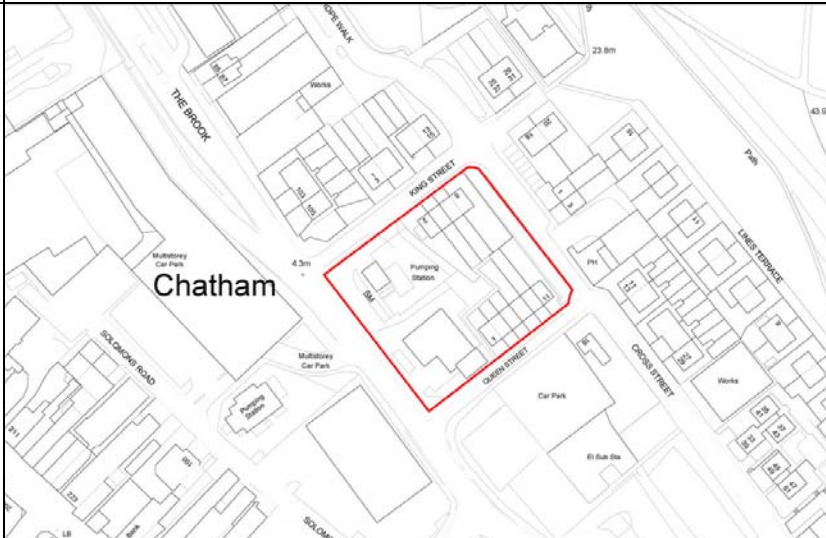
Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Site is not being actively promoted for development. Landowner is unknown. Landowner intentions are unknown.	
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Site	
Reference	0865
Address	2-8 King Street and 1-11 Queen Street, Chatham
Description	<p>The site is situated on the edge of the Chatham town centre, fronting on to The Brook.</p> <p>Site accommodates several different uses:</p> <ul style="list-style-type: none"> Residential properties fronting on to both King Street and Queen Street. Water Pumping Station which fronts on to The Brook. Vacant land (hard standing) fronting on to The Brook <p>There is a noticeable difference in levels between the front of the site (Brook Street) and the rear of the site (Cross Street).</p>
Size (ha)	0.41
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)	17	
Employment (m ²)	Office	4,095
	Industrial	1,635
	Storage	1,635
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development.	
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	Due to the level of flood risk the site is subject to some development abnormalities,	

Suitability - General		
	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 implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 3a is acceptable for commercial uses without an exceptions test.</i>	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

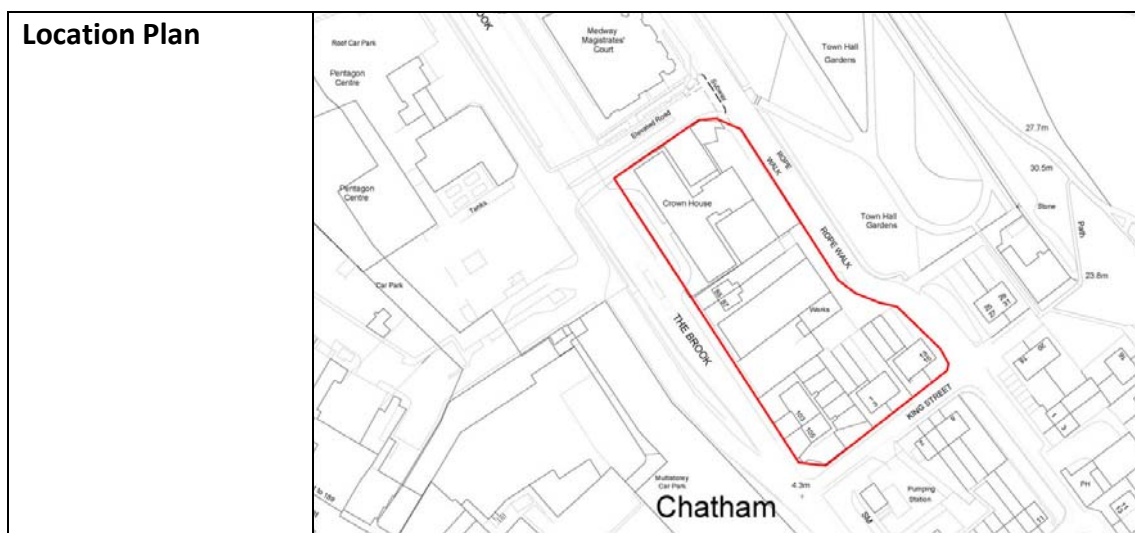
Suitability – Mixed Use

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

Site is not being actively promoted for development. Landowner is unknown. Landowner intentions are unknown.	
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Site	
Reference	0866
Address	55-105a The Brook & 1, 5, 11 & 13 King St, Chatham
Description	<p>The site is situated on the edge of the Chatham town centre, fronting on to The Brook, a wide urban boulevard. On the opposite side of The Brook is situated the Pentagon Centre Multi Storey Car Park, a 5 Storey concrete and brick structure. Rope Walk defines the rear (eastern) boundary of the site. Rope Walk is slightly elevated above the site and has mature trees planted along the footway. On the opposite side of Rope Walk are the Town Hall Gardens, a formal area of public open space. An elevated road that connects the Pentagon Centre Car Park with Rope Walk defines the northern boundary of the site. The south boundary of the site is defined King Street, a residential street of two storey terraces. The site itself accommodates several different uses:</p> <ul style="list-style-type: none"> • A 5-storey office block that is situated in the north-eastern corner of the site fronting on to Brook Street and currently accommodates the Job Centre. This use also has an area of associated car parking which is accessed via Rope Walk • An area of hard standing (effectively a cleared building plot) which fronts on to Brook Street and currently accommodate a Car Wash. • A vacant area of land, which is currently grassed, again this is a building plot that has been cleared. • 5 residential properties, two storey terraces, fronting on to King Street. • A garage accommodating a single storey building to the rear of a car park, fronting on to Rope Walk. There is a noticeable difference in levels between the front of the site (Brook Street) and the rear of the site (Rope Walk).
Size (ha)	0.68
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015), Chatham Centre and Waterfront Development Brief (August 2008)



Development Potential		
Residential (units)	28	
Employment (m ²)	Office	6,760
	Industrial	2,705
	Storage	2,705
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development.	
Site Access	Site has an existing suitable vehicular access via Rope Walk and Kings 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	Natural England guidance (Impact Risk	


Suitability - General		
	<p>Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is in close proximity to The Great Lines, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is 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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. Note: Flood Zone 3a is acceptable for commercial uses without an exceptions test.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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

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

Site	
Reference	0867
Address	2-14 Railway Street & 142-146 High Street, Chatham
Description	<p>A parade of shops aligning a pedestrian section of Railway Street. There is a gradual incline from north to south.</p> <p>The buildings are set over three storeys with retail uses located on the ground floor. At the southern end is the old post office, which is an architecturally pleasing feature building that anchors that end of the road and should be retained. The other buildings are a range of ages, but make an interesting frontage to the street and should be retained. The buildings come to an abrupt end at the southern end of Railway Street with clear separation from the rest of Railway Street as it is set up above and only connected via pedestrian steps.</p>
Size (ha)	0.19
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)	51	
Employment (m ²)	Office	1,865
	Industrial	745
	Storage	745
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General

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.	
Site Access	The site is situated adjacent to Sir John Hawking Way, providing suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
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	

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

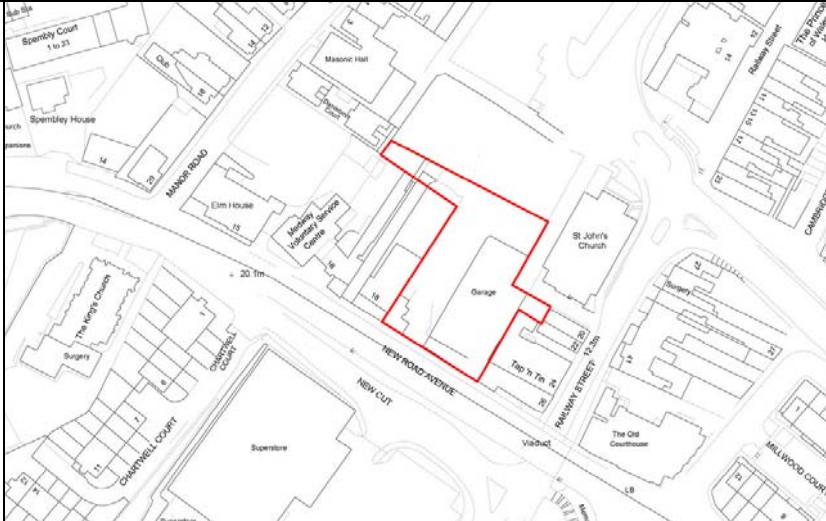
Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p>Note: Flood Zone 3a is acceptable for commercial uses without an exceptions test.</p>	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

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

The site is in a number of different ownerships. The site is not being promoted for comprehensive redevelopment.	
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Site	
Reference	0868
Address	19 New Road Avenue and 3 New Cut, Chatham
Description	The site is a flat piece of land with two vehicular access points; one from New Cut and the other Railway Street. Located on site are a car park and a single storey vehicle repair garage.
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 ²)	Office	2,320
	Industrial	930
	Storage	930
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development.	
Site Access	Site has existing suitable vehicular access via New Cut and Railway 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	The site is free from known development 'abnormals'	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

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

Suitability – Economic Development

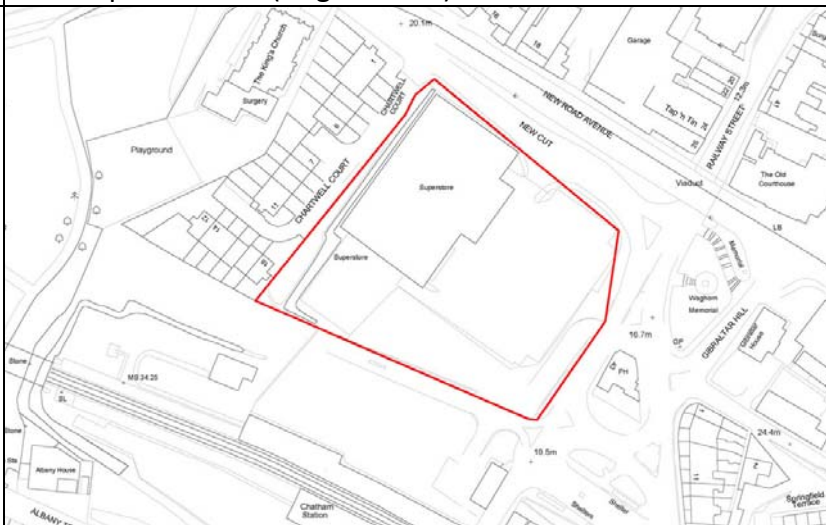
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

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

Land owner known.	
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Site	
Reference	0869
Address	Wickes, New Cut, Chatham
Description	The site is flat and currently consists of a single storey warehouse and car park used by Wickes. The building is of a modern and basic design, with little architectural merit. Vehicular access is provided from New Cut and there is a good frontage onto Railway Street.
Size (ha)	0.9
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)	38	
Employment (m ²)	Office	9,035
	Industrial	3,615
	Storage	3,615
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
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 A230 Maidstone Road.	

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 New Cut.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued</p>	

Suitability - General		
	landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	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	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	


Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Planning permission MC/14/3524 granted January 2015 to insert new windows, relocate entrance, create new outdoor display area create new fence line to existing rear external display area along with amendments to existing car park layout.	
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Site	
Reference	0871
Address	Chatham Railway Station
Description	Railway station car parking set to the north and south of the station on level ground
Size (ha)	1.52
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 ²)	Office	15,228
	Industrial	6,091
	Storage	6,091
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular A230 Maidstone Road.</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	Site has an existing suitable vehicular access via Railway 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.	

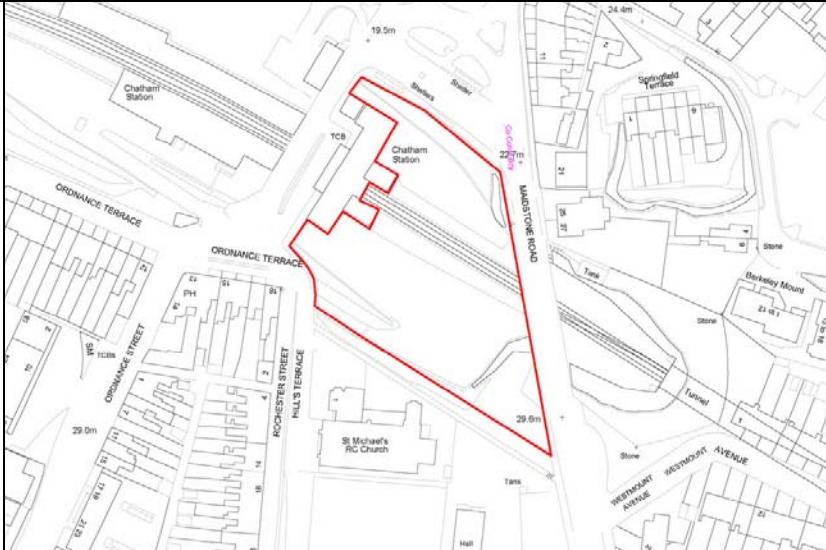
Suitability - General		
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is 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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. 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.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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

Availability		
Site is not being actively promoted for development.		

Site	
Reference	0872
Address	West of Maidstone Road, adj Chatham Rail Station
Description	<p>Railway station car parking, the main station building to the west. The site is connected to site 0871 via a tunnel under Ordnance Terrace.</p> <p>The site is in a cutting set down from the surrounding area. There is vehicular access from Hill's Terrace.</p>
Size (ha)	0.54
Relevant policy guidance	Chatham Centre and Waterfront Development Brief (August 2008)
Location Plan	

Development Potential		
Residential (units)	23	
Employment (m ²)	Office	5,395
	Industrial	2,160
	Storage	2,160
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development.	
Site Access	Site has an existing suitable vehicular access via Hills Terrace.	
Ecological Potential	An ecological survey of the site has not	


Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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

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

Site	
Reference	0873
Address	Rear of 47 High Street/Britton Street, Gillingham
Description	<p>The site does not have a clear uniformity of use and in parts is on two levels. There can be three specific areas of use on the site:</p> <ul style="list-style-type: none"> • The southern section of the site is part of the residential flats in the area, with their associated gardens and underground parking, • To the north of the site at 1st floor level, there is a vacant car park, which extends to the properties located above 47 High Street, accessed via a ramp from road level. There is a vacant office building located at the north-western boundary of the site accounting for two levels in this area. • To the north of the site at lower ground level, it appears to be part of Peacocks storage, the store has frontage onto the High Street but appears to extend beneath the car park.
Size (ha)	0.23
Relevant policy guidance	<p>Chatham Dockyard and its Defences Planning Policy Document (2015)</p> <p>Gillingham Town Centre Development Framework (July 2007)</p>
Location Plan	

Development Potential		
Residential (units)	0 (net)	
Employment (m ²)	Office	2,295
	Industrial	915
	Storage	915
Main Town Centre Uses (m ²)		
Other Uses		

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

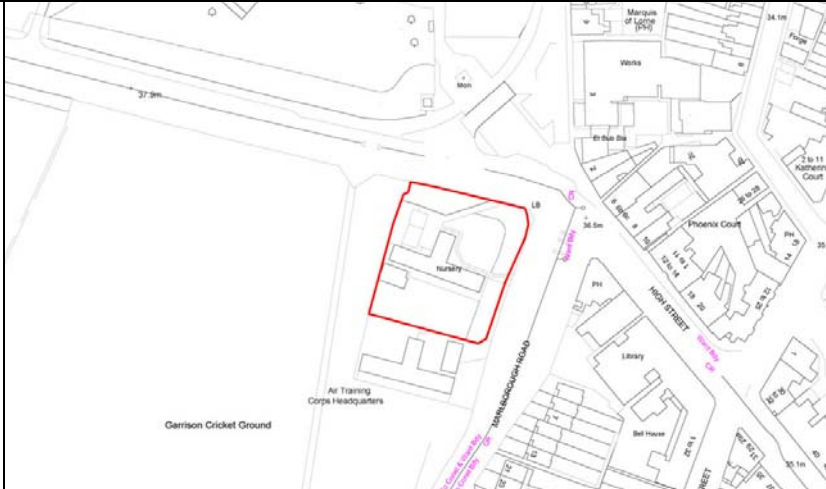
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive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

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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

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



Site	
Reference	0874
Address	Land at junc. of Marlborough Rd/Brompton Rd, Gill
Description	Tree-lined site, vacant Scout hut enclosed by security fencing. Single pedestrian access on the eastern side. Generally flat, slight slope in northerly direction. Roads on eastern/northern side of site.
Size (ha)	0.22
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015) Gillingham Town Centre Development Framework (2007)
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	2,210
	Industrial	885
	Storage	885
Main Town Centre Uses (m ²)		
Other Uses		

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

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

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	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	<p>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</p> <p>However regard would need to be had to desirability of retention or relocation of existing use.</p>	

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 for commercial uses.	
Amenity	Mixed commercial and residential area.	


Overall	<p>Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.</p> <p>However regard would need to be had to desirability of retention or relocation of existing use.</p>	
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Suitability – Mixed Use

Overall	<p>Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.</p> <p>However regard would need to be had to desirability of retention or relocation of existing use.</p>	
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Availability

Site is not being actively promoted for development.	
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Site	
Reference	0875
Address	Retail Core (High St, Jeffrey St, King St) Gillingham
Description	<p>Town centre site currently used for retail/employment purposes.</p> <p>Mainly Victorian 2-3 storey buildings. Pedestrianised high street with landscaping.</p> <p>Surface car park to the rear, with entrance onto Jeffery Street. Some vacant uses at ground floor.</p>
Size (ha)	1.04
Relevant policy guidance	Gillingham Town Centre Development Framework 2007
Location Plan	

Development Potential		
Residential (units)	91	
Employment (m ²)	Office	10,390
	Industrial	4,155
	Storage	4,155
Main Town Centre Uses (m ²)		
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	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 Jeffery 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	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 a limited number of residential properties adjacent to the site.	

	It is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development

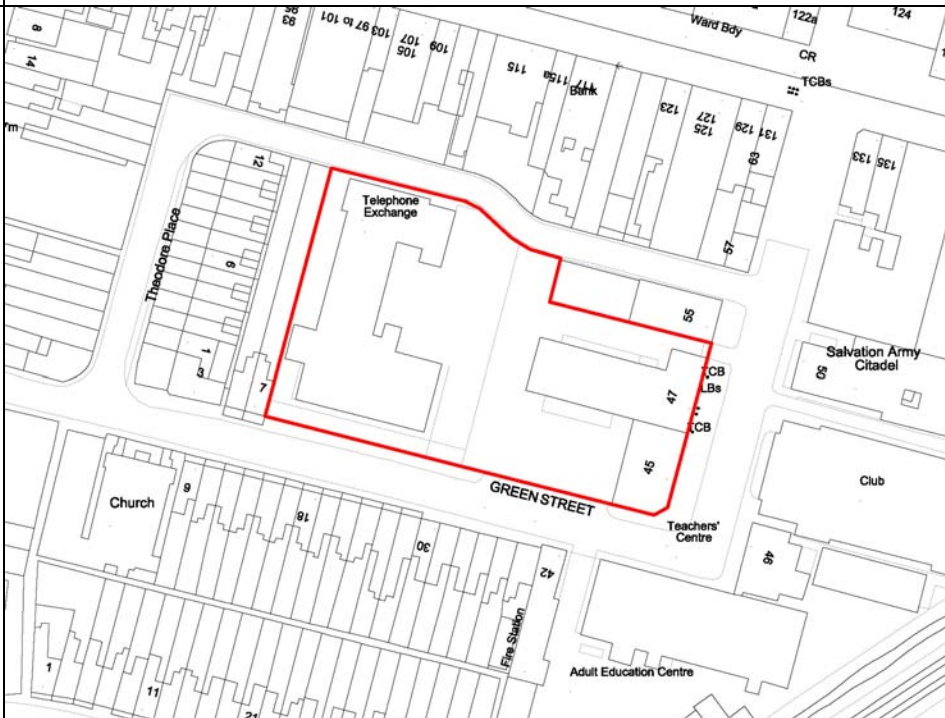
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Planning application MC/15/1186 permitted in July 2015 for development on part of site for student accommodation and associated support facilities.	
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Site	
Reference	0876
Address	BT Switch Centre, Green Street, Gillingham
Description	Two storey early 20 th Century Post Office building vacant, worthy of retention. Street furniture to the front, parking restrictions. Sorting/distribution unit at rear. Access from Green Street. Telephone Exchange in use, marked change in level between Green Street 3 storey and High Street 4 storey. Single storey building to the north of site with chimney above bounded by brick wall. Sycamore trees fronting Green Street to the south.
Size (ha)	0.41
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	17	
Employment (m ²)	Office	4,110
	Industrial	1,645
	Storage	1,645
Main Town Centre Uses (m ²)		
Other Uses		

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

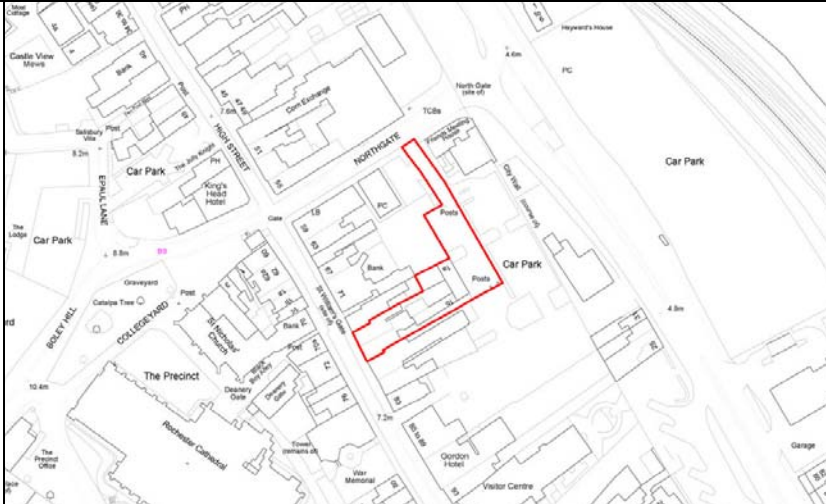
Suitability - General		
Open Space	Site is not designated open space.	

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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 through the call for sites – housing, employment and retail.	

Site	
Reference	0880
Address	R/O 73,75-77 High Street, Rochester
Description	Site comprises two single storey brick built buildings; each building has pitched roof. There is a parking area in front of the building. There is mature tree within the car park area.
Size (ha)	0.11
Relevant policy guidance	Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m ²)	Office	1,115
	Industrial	445
	Storage	445
Main Town Centre Uses (m ²)		
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	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 Northgate.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level	

Suitability		
	<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	<p>Site is within or is in close proximity to the Historic Rochester Conservation Area and Listed Buildings, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Due to the level of flood risk the site is	

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


Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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 application MC/14/3742 permitted in April 2015 for residential redevelopment.



Site	
Reference	0896
Address	15,17,19 New Road, Chatham
Description	<p>Site appears to be vacant. Victorian building fronting New Road has retail on ground floor, possible residential above. Building to rear is a warehouse for furniture - yellow, 3 storey, brick 1950's - flat roof - not worth retaining. Probably best redeveloped as part of a wider scheme fronting the Paddock.</p> <p>Building fronting New Road contributes to character - worth retaining. However, ground floor façade could be replaced. Building to rear could be redeveloped.</p>
Size (ha)	0.19
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)	8	
Employment (m ²)	Office	1,875
	Industrial	750
	Storage	750
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network	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 Paddock.	
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 New Road – Chatham Conservation Area, and development may thereby impact upon this designated heritage asset.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	

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 not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

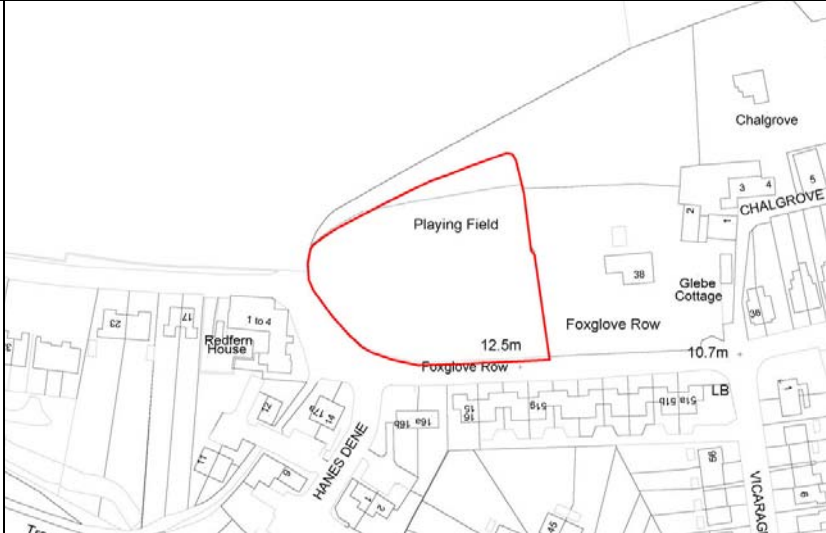
Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Permission MC/12/2187 granted on appeal in August 2013 and conditions discharged October 2014 MC/13/2675 for the conversion of units from retail to hotel and restaurant use.	
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Site	
Reference	0910
Address	Former School Playing Field Halling
Description	Green space, residential use to the south and west. Well screened by trees/hedges all round.
Size (ha)	0.44
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m ²)	Office	4,400
	Industrial	1,760
	Storage	1,760
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has 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.	
Site Access	It is likely a suitable vehicular access could be created on to Foxglove Row, 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>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 not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.	


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

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

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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	0914
Address	Bridgeside Warwick Crescent Rochester
Description	Small riverside greenfield site adjacent to Medway Viaduct crossing and close to residential estate.
Size (ha)	0.26
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	12	
Employment (m ²)	Office	2,610
	Industrial	1,045
	Storage	1,045
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Warwick Crescent, 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	An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage. Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

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

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

Availability		
Landowner is actively promoting the site for redevelopment. Planning application has been submitted for redevelopment MC/12/0919 - residential		

Site	
Reference	0959
Address	Lock Up Garage Site Rear of Charles Street Chatham
Description	Garage blocks with vehicular access. Land drops down to the west and north. Surrounded by residential units, those to the east and south are at a higher level. Garages to the west are behind gates and appear more overgrown and underused compared to those at the north end.
Size (ha)	0.14
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m ²)	Office	1,430
	Industrial	570
	Storage	570
Main Town Centre Uses (m ²)		
Other Uses		

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

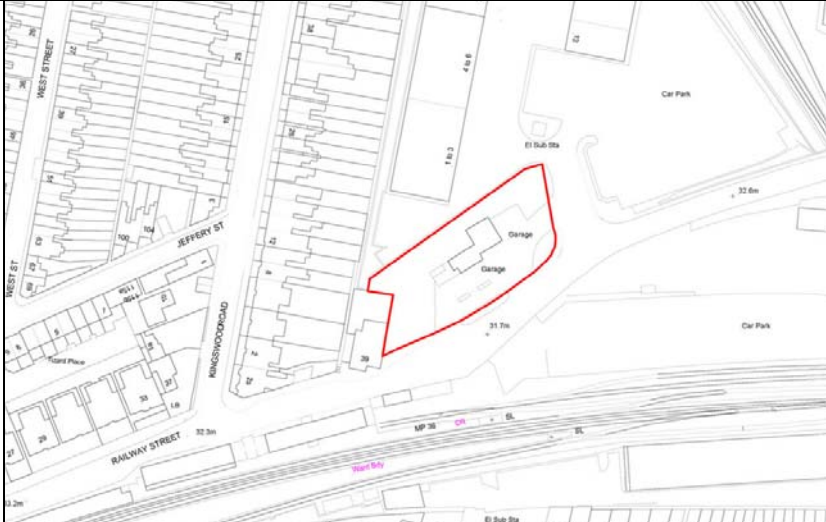
Suitability - General		
	<p>directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated 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.	
Open Space	Site is not designated open space.	

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

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

Availability	
Site is not being actively promoted for development – lapsed residential permission	

Site	
Reference	0976
Address	Petrol Filling Station, Railway Street, Gillingham
Description	Former petrol filling station site, now demolished. Access via Railway Street.
Size (ha)	0.21
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	2,085
	Industrial	835
	Storage	835
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development.	
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</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	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is designated employment land and SHENA surveys indicate this type of land should be protected in this sub area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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	<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>	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

<p>Landowner is actively promoting the site for redevelopment.</p> <p>Planning application has been submitted for redevelopment.</p> <p>MC/14/3080 – car park</p>	
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Site	
Reference	0983
Address	Adjacent to Staples Medway Street Chatham
Description	Flat site, comprised mainly of a public car park. Bounded by River Medway to north, green space to east, Medway Street to south and large format Staples retail store to west.
Size (ha)	0.37
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)	80	
Employment (m ²)	Office	3,665
	Industrial	1,465
	Storage	1,465
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>It is understood that infrastructure upgrades have been identified to increase capacity on the network to facilitate delivery of development on this site.</p> <p>Developer contributions may be required to fund these infrastructure upgrades.</p>	
Site Access	Site has an existing suitable vehicular access via Medway 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	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,	


Suitability - General		
	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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	
Permission MC/11/0166 granted in March 2011 for residential and commercial uses. Awaiting S106 agreement.	

Site	
Reference	0984
Address	Adjacent to Bus Station Medway Street Chatham
Description	Flat site containing public car park and greenspace area positioned between Chatham Waterfront bus station and Rats Bay pumping station. Single storey retail units to southern end of site (fronting onto Medway Street) now demolished.
Size (ha)	0.43
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)	31	
Employment (m ²)	Office	4,290
	Industrial	1,715
	Storage	1,715
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<ul style="list-style-type: none"> A230 Maidstone Road <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 Medway Street and Globe Lane.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
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	Due to the level of flood risk the site is	

Suitability - General		
	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	There are no residential properties adjacent to the site and amenity/overlooking impacts would be unlikely.	
Employment Land	Site is not designated employment land.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. Note: Flood Zone 1, 2 and 3a.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Established employment/commercial area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

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

Availability	
<p>Landowner is actively promoting the site for redevelopment.</p> <p>Planning application MC110167 approved March 2011 for redevelopment – residential, hotel and commercial floorspace.</p> <p>Awaiting S106 agreement.</p>	

Site	
Reference	0993
Address	Bridgewood Manor Hotel, Walderslade Woods, Chatham.
Description	Currently hotel car park.
Size (ha)	0.5
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	21	
Employment (m ²)	Office	4,945
	Industrial	1,980
	Storage	1,970
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via hotel access 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>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>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is 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 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	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Overall	Site is unsuitable for employment uses.	

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

Availability	
Landowner intentions are unknown. Lapsed application for a hotel extension.	

Site	
Reference	1009
Address	Ropers Lane, Hoo St Werburgh
Description	Trees and brambles cover this overgrown site which adjoins the main road. Adjoins an agricultural field. Entrance via a narrow windy country lane (Ropers Green Lane). Not suitable for residential development (noise from the road).
Size (ha)	0.35
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	4	
Employment (m ²)	Office	3,515
	Industrial	1,405
	Storage	1,405
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Ropers Green 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 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	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.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development

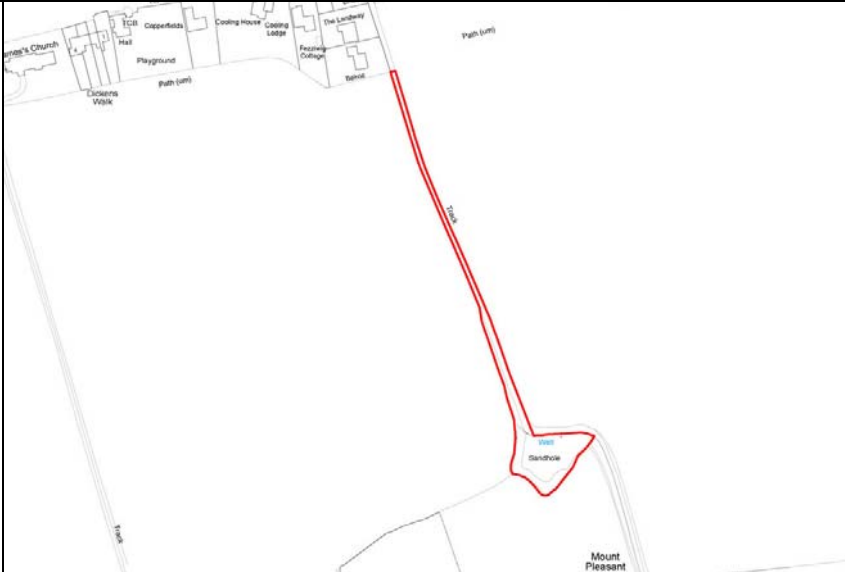
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Site is unsuitable for employment uses.	

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 is unknown. Landowner intentions are unknown.	
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Site	
Reference	1010
Address	Mount Pleasant, Cooling
Description	A steep sloping site covered in trees. Access via a narrow public right of way. Site is highly visible from the village.. Vehicular access completely unsuitable.
Size (ha)	0.27
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	3	
Employment (m ²)	Office	2690
	Industrial	1075
	Storage	1075
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	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 is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site has steep gradients that would make the site difficult to develop.	
Agricultural Land	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.	
Overall	The site is considered suitable for development.	

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	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 is unknown. Landowner intentions are unknown.	
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Site	
Reference	1011
Address	Dalham Farm, High Halstow
Description	Attractive landscaped garden/parkland containing a range of trees, shrubs and plants. Slopes steeply down from the country lane. Totally inappropriate for development - sight splays and visibility would be problematic.
Size (ha)	0.75
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	7485
	Industrial	2995
	Storage	2995
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability – Economic Development

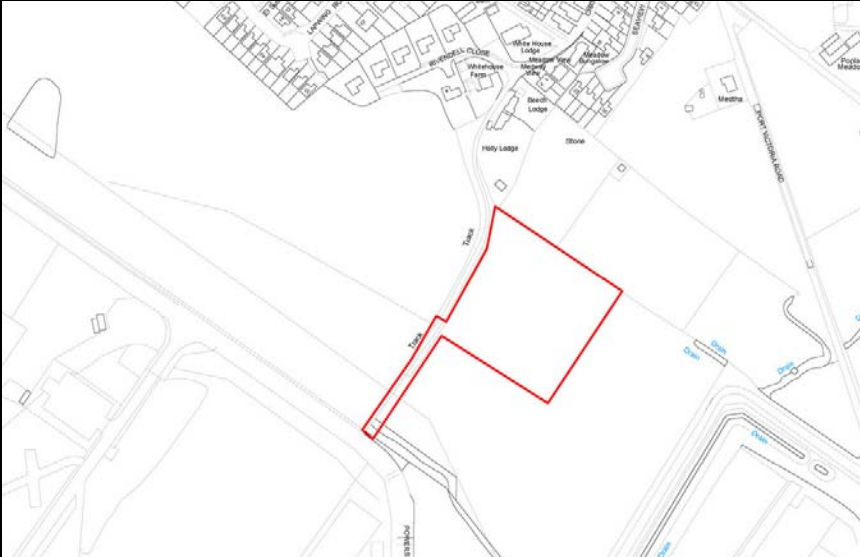
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 is unknown. Landowner intentions are unknown.	
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Site	
Reference	1012
Address	Off Power Station Road, Grain
Description	Remote Greenfield site with no easy access. Currently agricultural.
Size (ha)	0.95
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	9,455
	Industrial	3,780
	Storage	3,780
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Power Station 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>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 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	Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.	


Suitability - General		
	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.	
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 and SHENA surveys indicate this type of land should be protected in this sub area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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.	
Overall	Site is unsuitable for employment uses.	

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	1013
Address	Sharnal Street, High Halstow
Description	This site can only be accessed via the entrance to the Hollies (a dwelling). Access to land at the rear can only be reached by passing by the side of the house. A number of trees would make it physically impossible to move vehicles in and out.
Size (ha)	0.52
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	5,145
	Industrial	2,060
	Storage	2,060
Main Town Centre Uses (m ²)		
Other Uses		

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

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

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

Suitability – Economic Development


Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 is unknown. Landowner intentions are unknown.	
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Site	
Reference	1014
Address	Whetstead, Off Grange Road, Lower Twydall
Description	<p>North of Grange Road, south of the B2004. Large hedgerows define the frontage of the site onto Grange Road.</p> <p>Three large residential 1930's detached properties/plots/small holdings. The small holding elements are given over to equestrian use. Site also appears to accommodate a large yard used for storage of vehicles and various equipment/machinery and scrap.</p> <p>Narrow access track runs around the outside edge although largely overgrown.</p> <p>The site has a scrappy appearance of relatively low landscape value and quality.</p>
Size (ha)	1.94
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	56	
Employment (m ²)	Office	19,350
	Industrial	7,740
	Storage	7,740
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Grange Road and Lower Rainham 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</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	<p>The site is situated outside of the built up area, with an area of locally valued landscape of the 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	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is on the edge of the built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <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 or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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	1015
Address	Off Sundridge Hill, Cuxton
Description	Overgrown site near to the railway line and adjoining sewage works. Raised bank and slopes. Flytipping apparent.
Size (ha)	0.86
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	8,590
	Industrial	3,435
	Storage	3,435
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has moderate access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to the lane that 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>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 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	Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.	


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

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

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	1018
Address	26-36 Napier Road Gillingham
Description	A vacant site behind houses. Some evidence of demolished outbuildings otherwise overgrown. Permission granted in 2012 for 6 dwellings. Further application for 6 dwellings and existing building to be converted to student accommodation was refused in 2014.
Size (ha)	0.2
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	2,025
	Industrial	810
	Storage	810
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has 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	Site has an existing suitable vehicular	

Suitability - General		
	access via Napier 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	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

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

Suitability – Economic Development

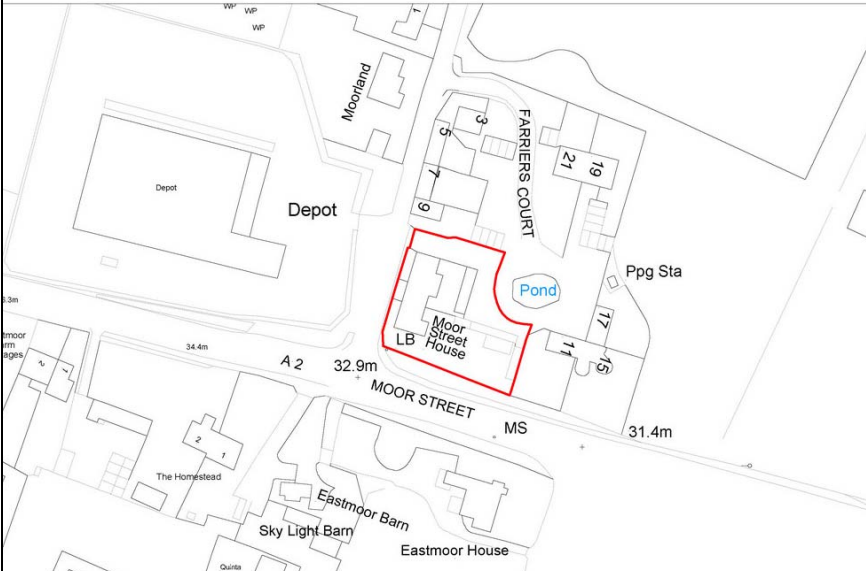
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment.	
Planning application has been submitted for redevelopment MC/12/1966 – residential – 6 units	

Site	
Reference	1027
Address	Moor Street House
Description	Large Grade 2 listed dwelling on the corner of Seymour Road and London Road.
Size (ha)	0.16
Relevant policy guidance	Within Moor Street Conservation Area.
Location Plan	

Development Potential		
Residential (units)	2	
Employment (m ²)	Office	1,645
	Industrial	660
	Storage	660
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is likely to have a significant impact upon 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	<p>Site is on the edge of the built up area and is not in active agricultural (or similar) use.</p> <p>Development would not result in the loss of any agricultural land.</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	The site has the potential to impact upon amenity of nearby residential properties.	

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

Suitability – Economic Development


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	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	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment. MC/12/2459 – part change of use to bed and breakfast	
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Site	
Reference	1033
Address	Mackays Lordswood Industrial Estate
Description	Relatively flat site comprising of a number of industrial and commercial units – mainly 2-storey. Access is via Revenge Road. A number of mature trees line the perimeter of the site.
Size (ha)	3.65
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	153	
Employment (m ²)	Office	36,500
	Industrial	14,600
	Storage	14,600
Main Town Centre Uses (m ²)		
Other Uses		

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

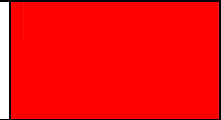
Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Revenge 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	

Suitability - General		
	upon any designated heritage assets.	
Air Quality	Site is unlikely to be constrained by air pollution.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	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	Established employment/commercial area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

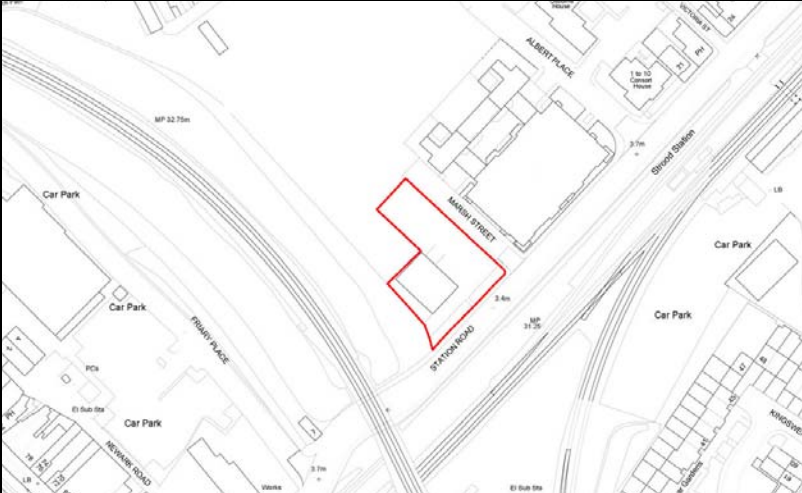
Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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.		
<i>Planning application has been submitted for redevelopment</i>		
<i>MC/12/1838 replacement industrial buildings</i>		



Site	
Reference	1039
Address	National Tyre Station Road Strood
Description	Tyre fitting Centre with car parking. Adjacent to new residential block. Access via Station Road.
Size	0.14
Relevant policy guidance	Strood Town Centre Masterplan (December 2009)
Location Plan	

Development Potential		
Residential (units)	8	
Employment (m ²)	Office	1,400
	Industrial	560
	Storage	560
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has good access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Station 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 is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	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.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Economic Development


Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Landowner is not promoting the site for redevelopment. Lapsed application for residential/commercial.	
Landowner intentions unknown	

Site	
Reference	1042
Address	178 Brompton Farm Road, Strood
Description	Currently an orchard. There is a tunnel running under the site. Demolition of 178 would provide access.
Size (ha)	4.06
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	118	
Employment (m ²)	Office	40,600
	Industrial	16,240
	Storage	16,240
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2) 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 Stonehorse 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	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 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	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

Availability		
Landowner is actively promoting the site for redevelopment through the call for sites – residential.		

Site	
Reference	1043
Address	R/O Whitehouse Farm, Stoke Road, Hoo
Description	Poorly maintained static caravan site possibly in use as temporary accommodation for agricultural workers. Access is through the agricultural building and not part of the site.
Size (ha)	0.84
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	9	
Employment (m ²)	Office	8,365
	Industrial	3,345
	Storage	3,345
Main Town Centre Uses (m ²)		
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 the developer, may be required.	
Site Access	Site has an existing suitable vehicular access via Stoke 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		
	<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 on the edge of the built up area and development is unlikely to result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

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

Suitability – Economic Development


Flood Risk	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.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites – residential.	
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Site	
Reference	1044
Address	East of Whitehouse Farm, Hoo
Description	Site comprised of a field, currently in use as a paddock. Mature oak tree at the centre. Boundaries are vegetation except the road frontage, which is a fence. Site is particularly environmentally/visually sensitive with a clearly defined boundary. Surrounding area is of a rural residential character.
Size (ha)	1.6
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	47	
Employment (m ²)	Office	16,035
	Industrial	6,415
	Storage	6,415
Main Town Centre Uses (m ²)		
Other Uses		

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

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	<p>It is likely a suitable vehicular access could be created on to Stoke 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>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	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	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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 through the call for sites – residential.	

Site	
Reference	1045
Address	Land at Tamarisk, Chattenden
Description	Large residential property reached by a long private track. Wide expanse of open space surrounds the property. Much of the site is screened by large conifers.
Size (ha)	1.24
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	36	
Employment (m ²)	Office	12,410
	Industrial	4,965
	Storage	4,965
Main Town Centre Uses (m ²)		
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	<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</p>	

Suitability		
	<p>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 Main 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</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	<p>The site is situated on the edge of the built up area, with an area of locally valued landscape of the Cockham Farm 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	The site is free from known development 'abnormals'.	
Agricultural Land	Site is on the edge of the built up area, development is unlikely to result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

Suitability – Economic Development


Flood Risk	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 or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites – residential.	
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Site	
Reference	1046
Address	Former Reservoir, Browndens Lane, Upper Halling
Description	Site bordering residential properties and agricultural land. Top of reservoir still present. Fly tipping on site. Difficult vehicular access. Possible contamination.
Size (ha)	0.26
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	3	
Employment (m ²)	Office	2,500
	Industrial	1,000
	Storage	1,000
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to Browndens 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>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 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	Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.	


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

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

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	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - residential	

Site	
Reference	1047
Address	Land east of Seymour Road, Rainham
Description	The site comprises Wakeley Farm, stacked hay bales, farming machinery and ancillary storage barns (2 – 3 storey in height). There is an also an area of agriculture (nursery) to the southern part of the curtilage. The site is defined by Seymour Road, which runs along the western boundary; with an access to the former landfill site opposite and by the railway line, which runs parallel along the southern boundary. Upchurch golf course is located to the north and west of the site and is screened by dense vegetation and trees. There is a pair of semi-detached properties sited to the south-west, screened somewhat by dense conifer screening. The residential is two storey brick built. The site is visible from Oak Lane to the west, but is obscured by dense perimeter screening.
Size (ha)	2.35
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	68	
Employment (m ²)	Office	23,525
	Industrial	9,410
	Storage	9,410
Main Town Centre Uses (m ²)		
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), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <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 Seymour 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</p>	


Suitability - General		
	habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<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	Site is unlikely to be constrained by noise pollution.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Most of the 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.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites - residential	

Site	
Reference	1048
Address	Land at 54 Beacon Road, Chatham
Description	Residential storage/garden/yard with various sheds and workshops. Access onto Beacon road. Site appears to slope to the south. Electricity sub station to the east maybe on the site.
Size (ha)	0.13
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	6	
Employment (m ²)	Office	1,325
	Industrial	530
	Storage	530
Main Town Centre Uses (m ²)		
Other Uses		

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

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

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

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

Suitability – Economic Development


Flood Risk	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.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - housing	
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Site	
Reference	1050
Address	116-118 Twydall Lane, Twydall
Description	<p>This parcel of land is part of no 118 site. Boundary shows part of garden of 116 which is owned by neighbour who is happy to sell.</p> <p>Overgrown, inaccessible. Potential for narrow access on Twydall Lane, widens towards the rear.</p> <p>Potential to include more ends of gardens of neighbouring properties down to school access road.</p>
Size (ha)	0.16
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	1640
	Industrial	655
	Storage	655
Main Town Centre Uses (m ²)		
Other Uses		

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


Suitability - General		
Site Access	<p>It is likely a suitable vehicular access could be created on to Twydall 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>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - residential		

Site	
Reference	1052
Address	101 Beacon Road, Chatham
Description	Small industrial estate, currently in use. Former chalk pit. Access onto Beacon Road. Flat site, approx 20m high chalk cliff to north edge of site.
Size (ha)	0.41
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	17	
Employment (m ²)	Office	4,140
	Industrial	1,655
	Storage	1,655
Main Town Centre Uses (m ²)		
Other Uses		

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

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

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

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

Suitability – Economic Development


Flood Risk	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.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - residential	
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Site	
Reference	1053
Address	Westmoor Farm (North) Moor Street, Rainham
Description	Reasonably flat open field adjacent to A2 and railway line. Fairly well screened by trees along its edges. Noise from trainline and A2 could be mitigated.
Size (ha)	7.68
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	184	
Employment (m ²)	Office	76,815
	Industrial	30,725
	Storage	30,725
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <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 Moor 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>The site is situated outside of the built up area, with an area of locally valued landscape North Kent Fruit Belt, 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	<p>Site is within or is in close proximity to the Moor Street Conservation Area and a 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 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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent layout/overlooking impacts.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites. Planning applications have been submitted for residential redevelopment – MC/14/3784 is being appealed against non-determination and MC/15/2731 is a resubmission which is still awaiting a decision.	

Site	
Reference	1055
Address	South section, Maidstone Road, Rochester
Description	The site comprises an open uncultivated field with a mixture of scrubby vegetation and grass. The site boundaries are heavily vegetated by a mixture of trees and bushes which enclose the site. The land slopes down relatively steeply from east to west towards the M2 embankment.
Size (ha)	1.13
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	33	
Employment (m ²)	Office	11,330
	Industrial	4,530
	Storage	4,530
Main Town Centre Uses (m ²)		
Other uses		

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

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<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.	

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 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	<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	The site is subject to unacceptable levels of noise pollution that cannot reasonably be mitigated.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Established employment/commercial area.	

Overall	Site is unsuitable for employment uses.	
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Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites – housing/employment.		
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Site	
Reference	1056
Address	6-11 New Road Avenue, Chatham
Description	Hotel is a mixture of converted terraced housing with modern 7/8 storey rear extension of poor quality in design and construction. Steep fall across to Gundolph Road.
Size (ha)	0.28
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	15	
Employment (m ²)	Office	2,845
	Industrial	1,140
	Storage	1,140
Main Town Centre Uses (m ²)		
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	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 New Road and Gundolph Road.	
Ecological Potential	An ecological survey of the site has not been investigated as part of this high level	

Suitability		
	<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	<p>Site is within or is in close proximity to the New Road 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 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	


Suitability		
	considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential, employment, retail, tourism and leisure.		

Site	
Reference	1057
Address	North side, Priory Road
Description	Site currently used as a private car park.
Size (ha)	0.26
Relevant policy guidance	Strood Town Centre Masterplan (December 2009)
Location Plan	

Development Potential		
Residential (units)	11	
Employment (m ²)	Office	2,635
	Industrial	1,055
	Storage	1,055
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Contamination is 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 implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	

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


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites – residential and retail.	
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Site	
Reference	1058
Address	R/O Oastview, east of Mierscourt Road, Rainham
Description	Fairly flat field, which slightly rises up above Mierscourt Road. Vehicular access should be relatively easy. The site is well screened from the road by trees/hedging.
Size (ha)	5.39
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	129	
Employment (m ²)	Office	53,935
	Industrial	21,575
	Storage	21,575
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<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	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</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>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 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 implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	

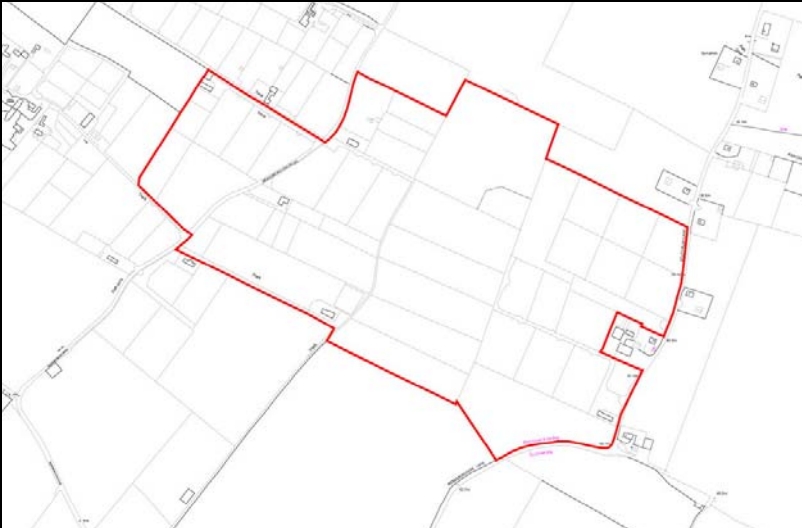
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites - residential.		
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Site	
Reference	1059
Address	Meresborough Lane & South Bush Lane, Rainham
Description	Fairly flat land with lots of small parcels of horse grazing land, with trees and hedges. Vehicular access poor and narrow.
Size (ha)	22.71
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	554	
Employment (m ²)	Office	227,135
	Industrial	90,855
	Storage	90,855
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General

Suitability - General		
Facilities & Services Accessibility	<p>Whilst the site currently has poor access to services and facilities, given that the site has an estimated capacity in excess of 500 units, development has the potential to deliver an enhancement in the level of services and facilities locally, either through direct on-site provision or through contributions towards local off site facilities.</p> <p>Whilst this high level assessment recognises the theoretical potential of the site to overcome its poor accessibility, this would need to be further investigated through the Local Plan or Development Management process before development on the site could be supported or rejected.</p>	
Public Transport Accessibility	<p>Whilst the site currently has poor access to public transport opportunities, given that the site has an estimated capacity in excess of 500 units, development has the potential to deliver an enhancement to public transport opportunities locally.</p> <p>Whilst this high level assessment recognises the theoretical potential of the site to overcome its poor accessibility, this would need to be further investigated through the Local Plan or Development Management process before development on the site could be supported or rejected.</p>	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <p>Development on this site would also be likely to impact upon the informal motorway junction at Farthing Corner.</p> <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades</p>	

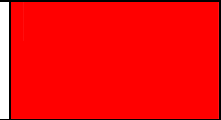
Suitability - General		
	<p>planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Meresborough Road and South Bush Lane, 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	The site is situated outside of the built up area, with an area of locally valued	

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


Suitability – Economic Development		
Flood Risk	<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.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential, employment, retail, tourism, and leisure.		



Site	
Reference	1060
Address	Dudley Farm, Matts Hill Farm Road, Nr Hartlip
Description	Predominantly flat site with an acoustic bund on the northern and north eastern boundary to mitigate the noise from the M2. On site are located several structures: a toilet block associated with the camping and caravan use, a storage shed and a metal container. Towards the centre of the site are two areas of semi-mature woodland used to separate the site. There is a single track way through the centre of the site from the vehicular access off Matts Hill Lane.
Size (ha)	5.9
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	143	
Employment (m ²)	Office	59,440
	Industrial	23,780
	Storage	23,780
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities	
Highway Network Capacity	Access to the strategic highway network (M2/A2), 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"> • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Matts 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>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 'Matts Hill 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 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	<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.	

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


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

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites – housing/tourism/leisure	
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Site	
Reference	1061
Address	South of Lower Rainham Road, west of Pump Lane
Description	<p>The site is situated in Lower Rainham on agricultural land. The site is irregular shape and has only very limited frontage to the public highway along Pump Lane and Lower Rainham Road. The visible boundaries of the site comprise high hedgerows, which obscure views into the site. The site itself was inaccessible. The limited available views into the site revealed that the site is given over to a large commercial orchard.</p> <p>To the south of the site is the railway line and beyond that the residential area of Twydall. To the north of the site is Riverside Country Park. The site is otherwise surrounded by agricultural land and uses to the east and west.</p>
Size (ha)	25.36
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	609	
Employment (m ²)	Office	253,630
	Industrial	101,450
	Storage	101,450
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General

Suitability - General		
Facilities & Services Accessibility	<p>Whilst the site currently has poor access to services and facilities, given that the site has an estimated capacity in excess of 500 units, development has the potential to deliver an enhancement in the level of services and facilities locally, either through direct on-site provision or through contributions towards local off site facilities.</p> <p>Whilst this high level assessment recognises the theoretical potential of the site to overcome its poor accessibility, this would need to be further investigated through the Local Plan or Development Management process before development on the site could be supported or rejected.</p>	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	

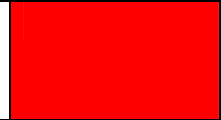
Suitability - General		
Site Access	The site is situated on Lower Rainham Road and Pump Lane, providing suitable vehicular access.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected 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	<p>The site is situated outside of the built up area, with an area of locally valued landscape of the Lower Rainham Farmland, which is considered sensitive to change. Views from across the River are particularly sensitive.</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 and Lower Twydall Conservation Areas, 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	Due to the historic land fill on the adjacent land, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	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 implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	


Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential and mixed use facilities supporting neighbourhood uses.		



Site	
Reference	1062
Address	Shamley Road, Lordswood
Description	<p>Site is a corridor of open space which is largely grassed with large mature trees dispersed throughout it.</p> <p>Site runs through a residential area, two storey brick built properties.</p>
Size (ha)	0.25
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	2,495
	Industrial	1000
	Storage	1000
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>Drive, 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>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	Although the site is not designated open space it performs a recreational and	

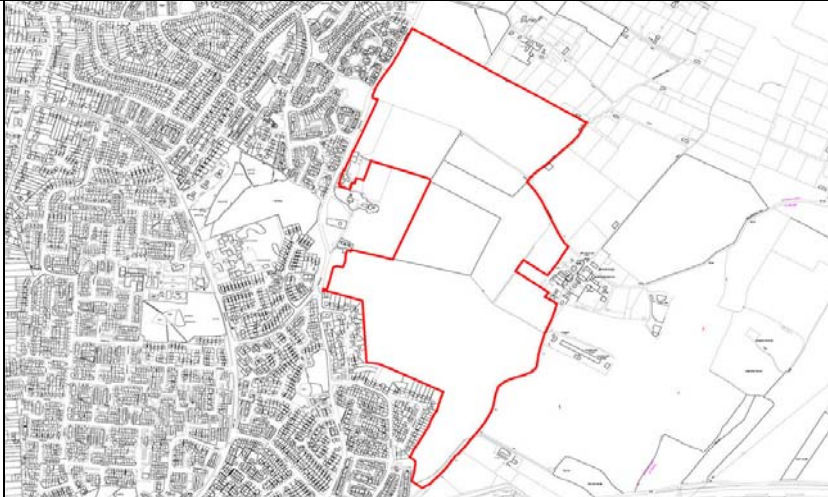
Suitability - General		
	amenity function.	

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

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

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

Availability		
	Site is not being actively promoted for development.	

Site	
Reference	1063
Address	Mierscourt Farm, Rainham
Description	Flat, arable land (mainly orchards in use) on edge of urban area.
Size (ha)	48.55
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	1165	
Employment (m ²)	Office	485,480
	Industrial	194,190
	Storage	194,190
Main Town Centre Uses (m ²)		
Other Uses		

Suitability

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	<p>Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A278 <p>Development on this site would also be likely to impact upon the informal motorway junction at Farthing Corner.</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</p>	

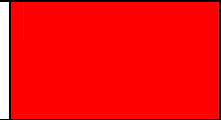
Suitability		
	to fund any infrastructure upgrades necessary to address network capacity constraints.	
Site Access	<p>It is likely a suitable vehicular access could be created on to Mierscourt Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective 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	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</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	Site is within or is in close proximity to the Meresborough Conservation Area, and development may thereby impact upon these designated heritage assets.	

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


Suitability – Economic Development		
Flood Risk	<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.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential and employment.		



Site	
Reference	1064
Address	South of Lower Rainham Road, Mill Hill, Twydall
Description	<p>The site lies in North Rainham and to the east of Yokosuka Way, which forms the current eastern extent of Gillingham. The site boundary onto Lower Rainham Road is defined by a high hedge (including trees). The site itself is woodland and agricultural land. There is an access into the site off Rainham Road.</p> <p>To the east of the site lies Eastcourt Lane and a small cluster of agricultural buildings which have been converted into residential.</p>
Size (ha)	4.96
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	144	
Employment (m ²)	Office	49,625
	Industrial	19,850
	Storage	19,850
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • Medway Tunnel • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to 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>	

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 of 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	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	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>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent layout/overlooking impacts.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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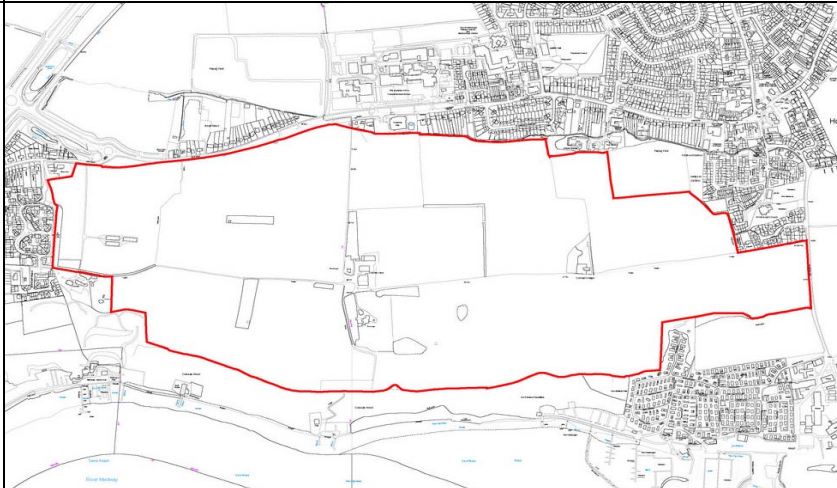
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is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

Suitability – Mixed Use		
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Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Availability	
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Landowner is actively promoting the site for redevelopment through the call for sites - residential.	
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Site	
Reference	1065
Address	South of Main Road, Hoo
Description	<p>This is an extensive area of open land, predominantly agricultural, with a strong rural character.</p> <p>The Saxon Shore Way runs across the site – this is an important and well used PROW. The site adjoins the Medway Estuary SSSI/SPA, and the area has been identified as under pressure of recreational disturbance.</p> <p>There is a rise in height towards the centre of the site, providing a distinctive landscape. There are small stands of woodland at points throughout the site, providing visual and landscape links to the larger woodlands in the wider context, such as Round Top Wood. The site adjoins the existing village development to the south of Main Road running down to the SSSI woodland to the north of the estuary.</p> <p>There is a stream running behind the existing development to the north east of the site. This is prone to flooding. The eastern part of the site has the backdrop of the setting of Hoo St Werburgh church and the historic part of the village. The views across to the church and the estuary are seen from various points in this site. The character of the site in the northwestern area is more marked by the proximity to the ribbon development along Main Road, at the entrance to the village. In other areas, there is a marked rural character, even when in close proximity to the village centre.</p>
Size (ha)	113.45
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	2723	
Employment (m ²)	Office	1,134,475
	Industrial	453,790
	Storage	453,790
Main Town Centre Uses (m ²)		
Other Uses		

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 moderate access to public transport 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</p>	

Suitability - General		
	<p>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 and Vicarage Lane, 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>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</p>	

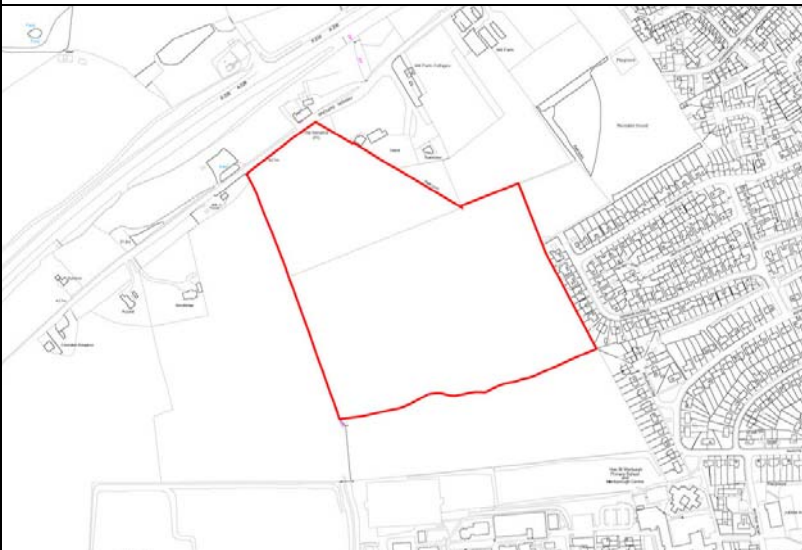
Suitability - General		
	impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape of Hoo Farmland and Cockham Farm Ridge, 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	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	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	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential.		

Site	
Reference	1066
Address	South Ratcliffe Highway, west Vidgeon Avenue, Hoo
Description	Auto renovations garage operating. (caravans?) adj. Prominent site with long views to south and west. Power lines on site. Good access off Ratcliffe Highway. Perimeter has some fencing and hedges. Open grazing land, but no livestock apparent. Rural feel.
Size (ha)	11.83
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	284	
Employment (m ²)	Office	118,300
	Industrial	47,320
	Storage	47,320
Main Town Centre Uses (m ²)		
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) 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		
	<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	<p>It is likely a suitable vehicular access could be created on to Ratcliffe Highway, 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		
	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 of 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	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 implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	

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


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <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 or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites - residential.	
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Site	
Reference	1067
Address	Gibraltar Farm, Ham Lane, Hempstead
Description	<p>Flat agricultural land with woodland to the south and west, agricultural land to the east and west, employment land to the north and residential properties to the south.</p> <p>A public byway runs across the site east to west, with a public footpath north to south. A telegraph line also runs east to west across the site. Access can be obtained from Ham Lane. The site consists of B8 storage and a bungalow; both appear to be in active use..</p>
Size (ha)	22.23
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	450	
Employment (m ²)	Office	222,280
	Industrial	88,910
	Storage	88,910
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General

Suitability - General		
Facilities & Services Accessibility	<p>Whilst the site currently has poor access to services and facilities, given that the site has an estimated capacity in excess of 500 units, development has the potential to deliver an enhancement in the level of services and facilities locally, either through direct on-site provision or through contributions towards local off site facilities.</p> <p>Whilst this high level assessment recognises the theoretical potential of the site to overcome its poor accessibility, this would need to be further investigated through the Local Plan or Development Management process before development on the site could be supported or rejected.</p>	
Public Transport Accessibility	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"> • A278 • M2 Junction 3 <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 Ham Lane, 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>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 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	Whilst the site is situated on agricultural	

Suitability - General		
	land, it is understood to be Grade 3 or less. 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.	
Open Space	Site is not designated open space.	

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


Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential or rural area with limited commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites - residential.		
Outline Planning application MC/14/2395 has been submitted for		

residential development – to be determined.



Site	
Reference	1068
Address	South of Sundridge Hill, Cuxton
Description	Very steeply sloping down from the main road. Some tree coverage on parts of the site. Sensitive landscape and green corridor. Vehicular access issues, realignment of road may well be necessary (new mini roundabout?). Also new footpath along frontage would be required. Main road is a major barrier, crossing to reach village facilities.
Size (ha)	3.1
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	90	
Employment (m ²)	Office	30,955
	Industrial	12,380
	Storage	12,380
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has 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. Whilst it is possible that strategic	

Suitability - General		
	<p>infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to A228, 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>The site is situated outside of the built up area, with an area of locally valued landscape of the 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 is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site has steep gradients that would make the site difficult to develop.	
Agricultural Land	<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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is	


	likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - housing	
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Site	
Reference	1069
Address	North Mortimers Avenue, west of Town Road, Cliffe Woods
Description	Site is overgrown with a grassy footpath running through the centre. A haven for wildlife, the public footpath is probably popular with dog walkers. Not really logical to develop the site on its own, the only use put forward being residential.
Size (ha)	4.33
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	125	
Employment (m ²)	Office	43,250
	Industrial	17,300
	Storage	17,300
Main Town Centre Uses (m ²)		
Other Uses		

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

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	<p>It is likely a suitable vehicular access could be created on to 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</p>	

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

	can be addressed.	
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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	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - housing	
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Site	
Reference	1070
Address	West of Town Road Cliffe Woods
Description	The site feels rural with open space/scrubland rich in biodiversity in the north eastern corner. The remainder of the site is in agricultural use. Couple of small semi derelict brick structures on site. Overhead cables running through centre and PROW. Gated access from Mortimers Avenue and Ladyclose Avenue.
Size (ha)	20.87
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	501	
Employment	Office	208,715 m ²
	Industrial	83,485 m ²
	Storage	83,485 m ²
Main Town Centre Uses		
Other Uses		

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</p>	

Suitability - General		
	<p>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> <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>	

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 infrastructure upgrades necessary to address capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Mortimers Ave and Ladyclose Ave, 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 - Cliffe Woods 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 is 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	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites – housing/retail	

Site	
Reference	1071
Address	South of Ladyclose Avenue, West of Town Road
Description	Currently in use for farming. Access and track to south and west. Small brick structure on site.
Size (ha)	2.94
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	85	
Employment	Office	29,425 m ²
	Industrial	11,770 m ²
	Storage	11,770 m ²
Main Town Centre Uses		
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) 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</p>	

Suitability - General		
	<p>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 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	

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 of the 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 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	<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>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	

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


Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <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 or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - housing	
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Site	
Reference	1072
Address	R/O 250 Main Road, Hoo
Description	Rear area large open space /field, screened by hedges and trees.
Size (ha)	0.67
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	6,680
	Industrial	2,675
	Storage	2,675
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	Development Management Process.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>The site is situated outside of the built up area, with an area of locally valued landscape of 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	<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 implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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 through the call for sites - residential.		

Site	
Reference	1073
Address	Land at Mill Hill, Grange Road, Gillingham
Description	Open farmland with farm buildings and shop. Northern parcel in use for horticulture. Southern parcel unused/fields. Small trees around boundary.
Size (ha)	3.47
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	187	
Employment (m ²)	Office	34,690
	Industrial	13,875
	Storage	13,875
Main Town Centre Uses (m ²)		
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"> • A2 • Medway Tunnel • A289 • A278 	

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 Featherby Road, Grange Road or Lower Rainham Road, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or</p>	


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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential.	

Site	
Reference	1074
Address	North Watling Street and Rede Court, Strood
Description	Sports field, flat, bordering main road, houses, sports ground. Some trees bordering site.
Size (ha)	1.08
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	31	
Employment	Office	10,800 m ²
	Industrial	4,320 m ²
	Storage	4,320 m ²
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) 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>	

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 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 either Watling Street or Rede Court Road, which are directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.	

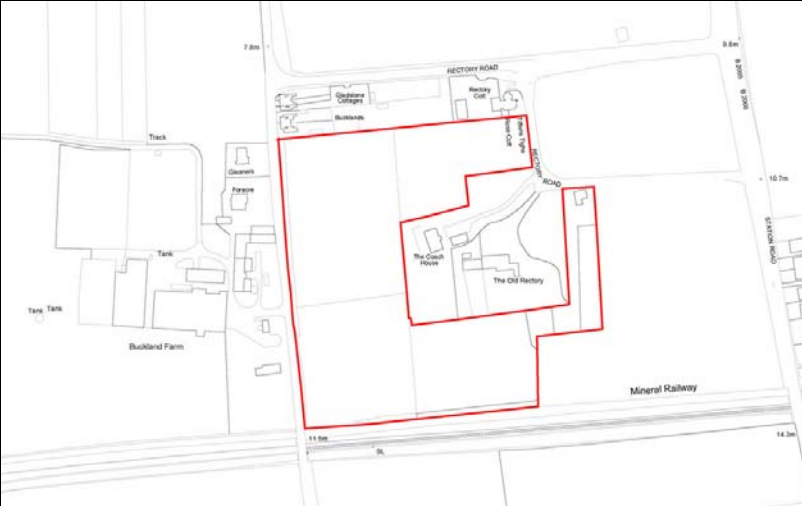
Suitability - General		
	Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>Whilst the site is situated outside 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 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	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 implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - housing	

Site	
Reference	1075
Address	Land at Rectory Road, Cliffe
Description	Overgrown (eastern part of the site). Grazing Land. Screened from east, south and west - mature vegetation.
Size (ha)	3.32
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	96	
Employment	Office	33,160 m ²
	Industrial	13,265 m ²
	Storage	13,265 m ²
Main Town Centre Uses		
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) 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</p>	

Suitability - General		
	<p>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 Rectory 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	

Suitability - General		
	<p>Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon 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	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 implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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


	commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - housing	
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Site	
Reference	1078
Address	West of Allhallows Road, Lower Stoke
Description	Site on edge of village leading towards Allhallows. Existing use partly allotments and agricultural land to the west and north.
Size (ha)	1.4
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	41	
Employment (m ²)	Office	13,990
	Industrial	5,595
	Storage	5,595
Main Town Centre Uses		
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) 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</p>	

Suitability - General		
	<p>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 Allhallows 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>	

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

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

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	

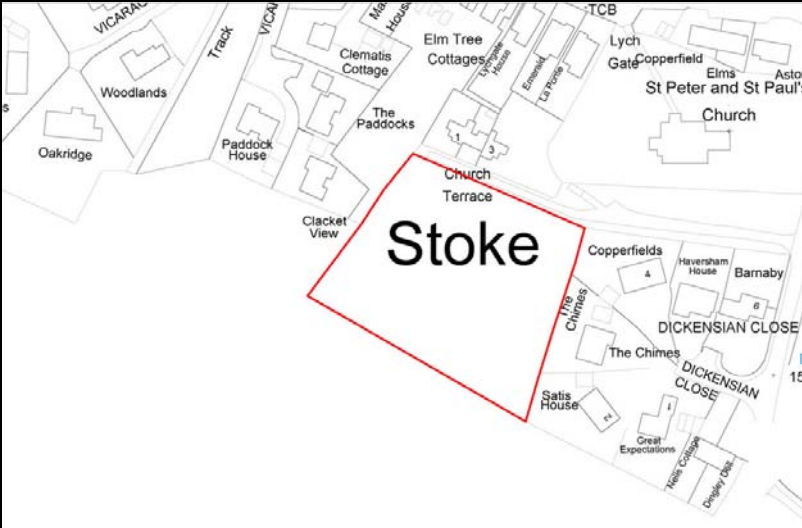
Amenity	Mainly residential with few commercial uses.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites – housing.	
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Site	
Reference	1079
Address	Land off Church Terrace, Stoke
Description	Unmade road to side. Trees along church edge. Nearby residential. The site is very open with scrub up to the ploughed agricultural field to the rear.
Size (ha)	0.53
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	6	
Employment	Office	5,305 m ²
	Industrial	2,125 m ²
	Storage	2,125 m ²
Main Town Centre Uses		
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 Church Terrace, 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 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	The site is situated on the best and most versatile agricultural land.	
Open Space	Site is not designated open space.	

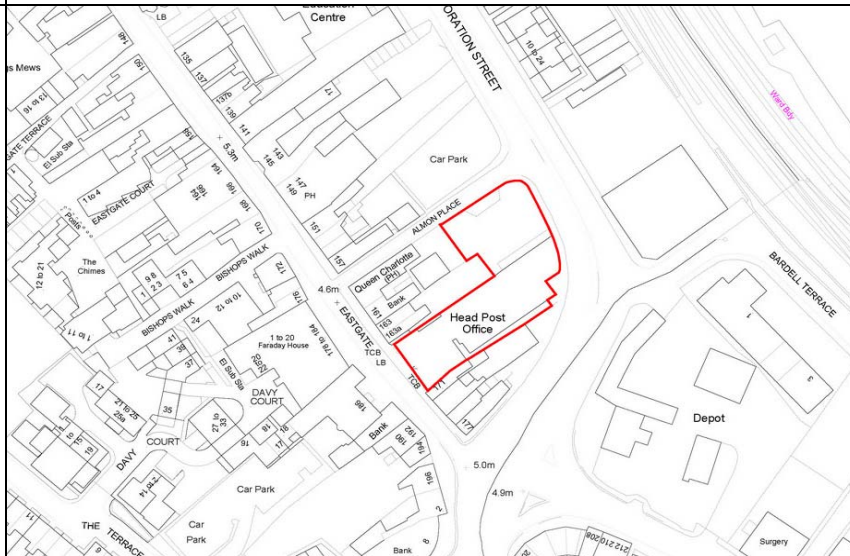
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential	

	properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - housing		

Site	
Reference	1080
Address	Delivery Office Rochester High Street
Description	3 storey to High Street, 2 storey to rear fronting Corporation Street. Open area to back used for parking. Rear building much newer link ing middle older style single storey.2 m high wall to North and West edge. High Street frontage building 1920/30's. Street furniture to front.
Size (ha)	0.16
Relevant policy guidance	Corporation Street Adopted Framework (November 2008)
Location Plan	

Development Potential		
Residential (units)	7	
Employment (m ²)	Office	0
	Industrial	645
	Storage	645
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	access via Almon Place.	
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 Rochester 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.	

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

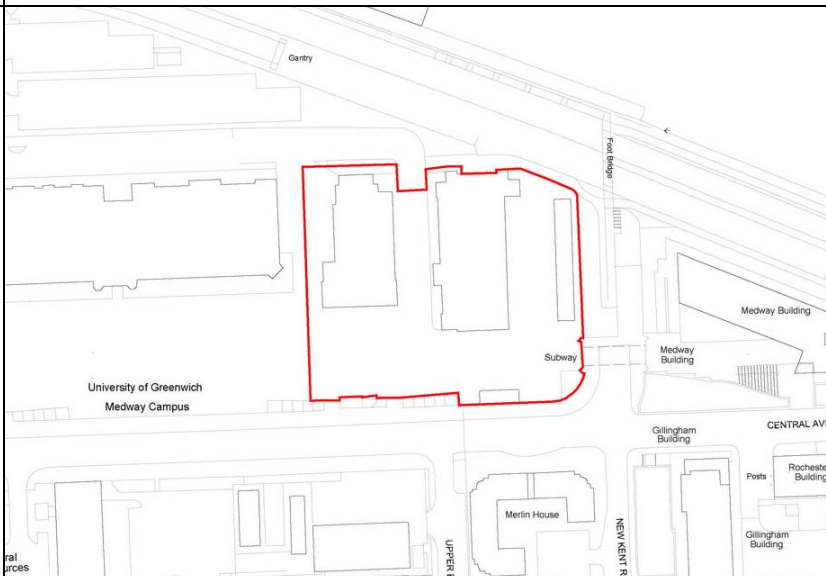
Suitability – Economic Development		
Flood Risk	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites – residential, employment and retail.	
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Site	
Reference	1081
Address	Former Gym, Site C4, North Road, Chatham Maritime
Description	Buildings with hardstanding. Dual carriageway to northern boundary, southern and eastern edge. University buildings at higher level. Drill Hall to west. Single storey shed worthy of retention. No trees or ecology of note. Marked change of levels to south. No access issues. Slight slope to front of Sports Hall. Other derelict buildings.
Size (ha)	0.64
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	7	
Employment	Office	6,445 m ²
	Industrial	2,580 m ²
	Storage	2,580 m ²
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	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	

Suitability - General		
Site Access	Site has an existing suitable vehicular access via Central 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	<p>Site is in close proximity to Great Lines Heritage Park, 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 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	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 not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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 for commercial uses.	
Amenity	Established employment/commercial area.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites – Employment/Leisure/University Uses	
A planning application has been submitted on this site MC/15/0669 – University related use.	

Site	
Reference	1082
Address	Land to the west of Cliffe Woods
Description	Large area of farmland in use. Track access from main road to east. Pedestrian access points from Mortimers Ave and Ladyclose Ave. 2 small brickbuilt structures within the area could be shelters/air raid shelters.
Size (ha)	11.12
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	267	
Employment	Office	111,150 m ²
	Industrial	44,460 m ²
	Storage	44,460 m ²
Main Town Centre Uses		
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. Detailed assessment of the implications of	

Suitability - General		
	<p>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 town Road/Ladyclose Avenue/ Mortimers 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</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 – Cliffe 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 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	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 implications for site capacity.</p>	
Employment Land	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued</p>	

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

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	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - housing		

Site	
Reference	1083
Address	Wayside, Meresborough Lane, Gillingham
Description	Current planning application pending is for regularising the storage of agricultural machinery on site. Very narrow and well screened, not visible apart from entrance way.
Size (ha)	0.23
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	3	
Employment	Office	2,325 m ²
	Industrial	930 m ²
	Storage	930 m ²
Main Town Centre Uses		
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	The site is situated on Meresborough 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 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	It is expected that development of the site would impact upon amenity of nearby residential properties.	
Open Space	Site is not designated open space.	

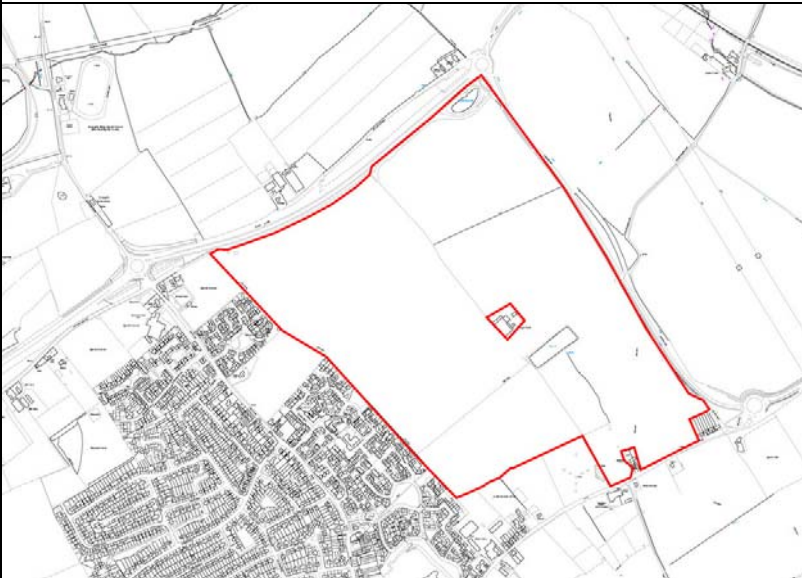
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>There are a limited number of residential properties adjacent to the site.</p> <p>It is expected that a site layout could be designed to prevent layout/overlooking impacts.</p>	

Employment Land	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	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.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites – Housing/Employment/Gypsy		

Site	
Reference	1084
Address	Land west of Ropers Lane, Hoo
Description	<p>Strategic scale site to north west of Hoo, bounded by Ropers Lane to west, A228 to north and Stoke Road to south.</p> <p>Immediately adjacent to new development off Bells Lane to the west. Surrounds Angel Farm in centre of proposed development area. Pond to south of Angel Farm – ecological/visual contribution. Ditches to west off Ropers Lane. Existing access from Ropers Lane to Angel Farm.</p> <p>PROWs across site and links to residential development off Bells Lane. Site in active arable use – mainly open with limited vegetation apart from perimeter hedges and around pond and ditch.</p> <p>Currently white land in constraints plan. Land highly visible on approach along A228, particularly from east. The land is cut off from other agricultural uses/open countryside by the A228 and Ropers Lane – both of which are significant scale roads.</p>
Size (ha)	75.9
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	1821	
Employment (m ²)	Office	758,955
	Industrial	303,580
	Storage	303,580
Main Town Centre Uses		

(m ²)	
Other Uses	

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</p>	

Suitability – General		
	<p>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 Ropers 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	Natural England guidance (Impact Risk Zones) indicates that development of this	

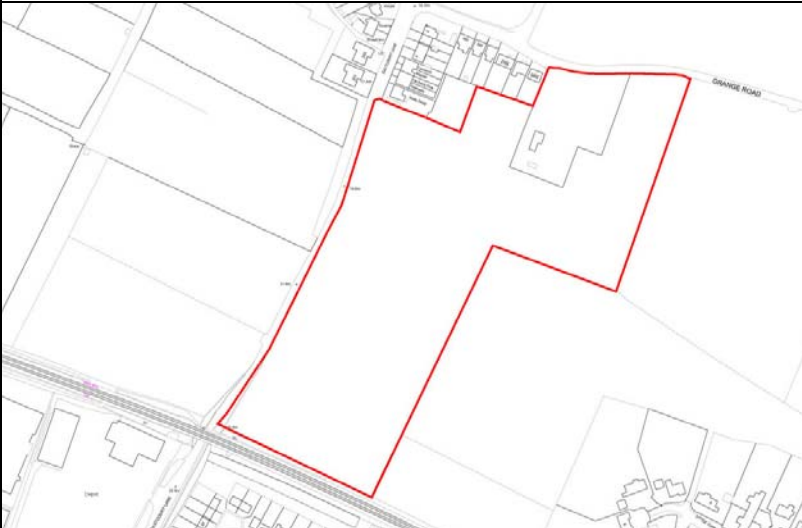
Suitability – General		
	<p>site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>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 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	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <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 or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites - residential.		

Site	
Reference	1085
Address	Land east of Eastcourt Lane, Gillingham
Description	<p>The site is situated on land north of the railway line and north of the mature residential area of Twydall. Its boundary with Eastcourt Lane is defined by high hedges, which obscure views into the site.</p> <p>The site comprises a former orchard.</p>
Size (ha)	4.34
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	235	
Employment (m ²)	Office	43,445
	Industrial	17,379
	Storage	17,379
Main Town Centre Uses (m ²)		
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	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"> • A2 • Medway Tunnel • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to Eastcourt Lane and Grange Road, which run 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>	

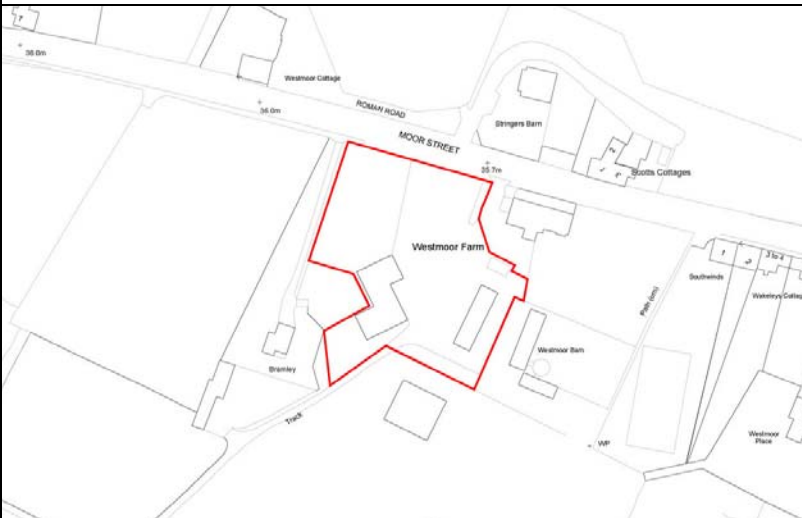
Suitability		
	Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	<p>Whilst the site is situated outside of the 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 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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential and employment.	

Site	
Reference	1086
Address	Westmoor Farm, Moor Street, Rainham
Description	Large expanse of hardstanding with commercial buildings on edges (inc flooring centre and Westmore Pets). Attractive tree (TPO?) next to scrap yard entrance. Access required to scrap yard, houses to the rear and Westmoor Nursery, which will need retention.
Size (ha)	0.41
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	5	
Employment (m ²)	Office	4,135
	Industrial	1,655
	Storage	1,655
Main Town Centre Uses (m ²)		
Other Uses		

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

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	<p>Site is within the Moor Park Conservation Area, and development may thereby impact upon the 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.	

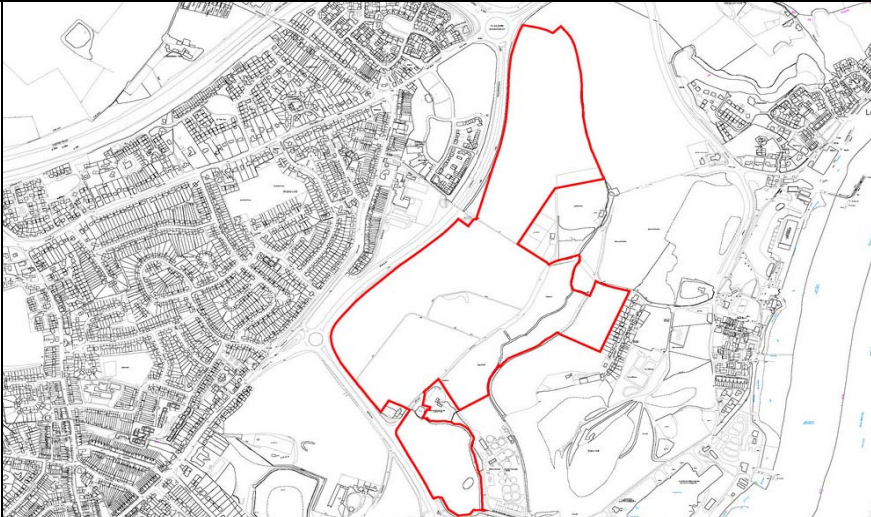
Suitability - General		
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – residential.		

Site	
Reference	1087
Address	Land to the East of Berwick Way, Wainscott
Description	Large open area with mixed uses – farmland, scrub and some recreational uses. Slopes from west down to east. Public footpath crosses the site linking it to Wainscott.
Size (ha)	38.93
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	934	
Employment (m ²)	Office	389,290
	Industrial	155,715
	Storage	155,715
Main Town Centre Uses (m ²)		
Other Uses		

Suitability

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>	
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		
	<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 Upnor Road or Wulfure Way, which run 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	<p>The site is situated outside of the built up area, with an area of locally valued landscape of the 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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
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	Noise pollution may affect the site, but it is likely that this could be mitigated.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites - residential.	

Site	
Reference	1088
Address	Manor Farm, Parsonage Lane
Description	<p>The site is situated on the north-eastern edge of Strood.</p> <p>The site itself comprises four elements:</p> <p>A former, un-restored quarry is situated in the southern part of the site. This is approximately 10-15m deep with steep sides. The bottom of the quarry is heavily vegetated. The northern part of the site comprises gently undulating agricultural land, which extends to the A289. There is a large thicket of mature trees within this part of the site and also some mature vegetation along the edge of the site. On the eastern boundary of the site is a large historic barn, which I understand is Grade 1 Listed. This is situated adjacent to a cluster of historic farm and residential buildings, which are out with the site. The site also includes a separate parcel of land to the east of Parsonage Lane. Again this is bound by the A289 to the east and Medway City Estate to the south. The site is undeveloped but is overgrown with vegetation it does not appear to be cultivated. A footpath dissects this parcel of land leading to the A289 junction. The Medway City Estate is on significantly lower land and the change in levels creates a cliff at the boundary of the site.</p>
Size (ha)	19.06
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	457	
Employment (m ²)	Office	190,575
	Industrial	76,230
	Storage	76,230

Main Town Centre Uses (m ²)	
Other Uses	

Suitability - General		
Facilities & Services Accessibility	Site has moderate access to services and facilities.	
Public Transport Accessibility	Site has good access to public transport opportunities.	
Highway Network Capacity	<p>Access to the strategic highway network (M2/A2) 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	It is likely a suitable vehicular access could	

Suitability - General		
	<p>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>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 the Frindsbury and Manor Farm Conservation Area and a Listed Building, and development may thereby impact upon these designated heritage assets.</p>	

Suitability - General		
	<p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, including a former quarry, these are considered resolvable.	
Agricultural Land	Part of 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	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	<p>Level of flood risk on the site is considered acceptable for commercial uses.</p> <p><i>Note: Flood Zone 1, 2 and 3a.</i></p>	
Noise	The site may be affected by noise pollution, but	


	it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential or rural area with no other commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites – residential, employment, retail, tourism and leisure.		
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Site	
Reference	1089
Address	Land at Priestfield, Gillingham
Description	Football ground surrounded by residential uses of mainly two storey housing, main stand of four storey scale to north, three storey to east, two storey to south and west (temp stand) mainly car park to eastern side separating stand form housing and mitigated further by a 5m group of conifers.
Size (ha)	2.24
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	150	
Employment	Office	22,420 m ²
	Industrial	8,970 m ²
	Storage	8,970 m ²
Main Town Centre Uses		
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"> • Medway Tunnel • A289 	

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

Suitability - General		
	Development is unlikely to have a detrimental impact upon 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	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	<p>The site has the potential to impact upon amenity of nearby residential properties.</p> <p>Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.</p>	
Employment Land	Site is not designated employment land.	
Overall	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	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through the call for sites – housing/retail/leisure Planning application has been submitted for redevelopment MC/14/1089 Environment Impact Assessment	
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Site	
Reference	1090
Address	Abbots Court, Stoke Road, Hoo
Description	Rural location, a grassed area bounded by trees. Poor access. The adjacent building was a nursing home now converted into flats.
Size (ha)	0.23
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	3	
Employment (m ²)	Office	2,340
	Industrial	935
	Storage	935
Main Town Centre Uses		
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	<p>The site does not have an existing designated vehicular or pedestrian access.</p> <p>It is considered unlikely that a suitable</p>	

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

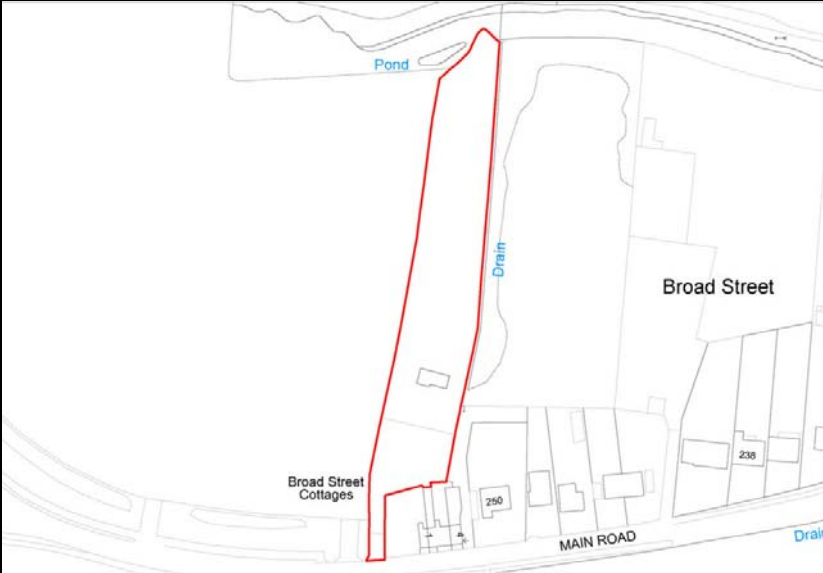
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites – housing.	
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Site	
Reference	1092
Address	3 Broad Street Cottages, Main Road, Hoo
Description	Edge of village site Long and narrow. Large conifers and deciduous trees.
Size (ha)	0.39
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	4	
Employment (m ²)	Office	3,920
	Industrial	1,570
	Storage	1,570
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor access to services and facilities.	
Public Transport Accessibility	Site has poor access to public transport opportunities.	
Highway Network Capacity	It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required.	
Site Access	It is likely a suitable vehicular access could be created on to 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 as part of the 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	<p>Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.</p> <p>Notwithstanding the above further</p>	

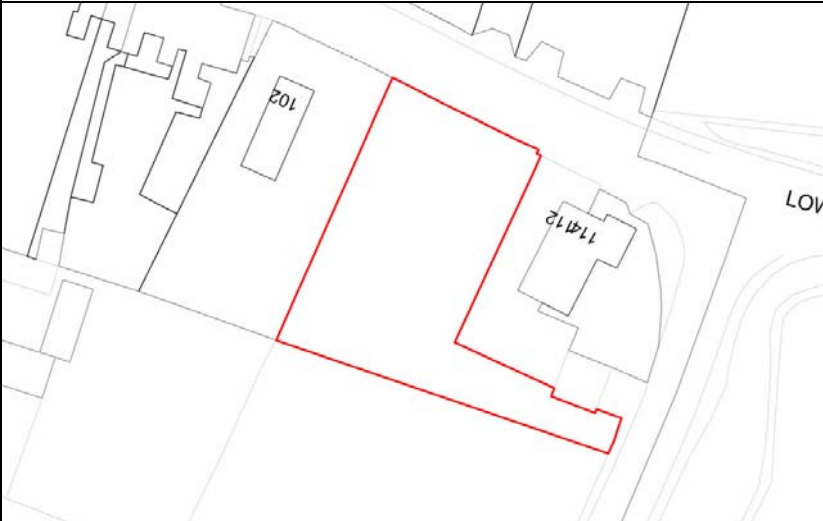
Suitability - General		
	assessment of the agricultural land quality would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Open Space	Site is not designated open space.	

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

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

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 through call for sites - housing	

Site	
Reference	1093
Address	Between 102-112 Lower Rainham Road
Description	The site fronts on to the Lower Rainham Road, approximately 300m from the junction with the A289. The site comprises an undeveloped parcel of land, which is covered by unmaintained vegetation including some trees. The frontage with the road is characterised by overgrown vegetation and as such views (and access) into the site is restricted.
Size (ha)	0.29
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	3	
Employment (m ²)	Office	2,940
	Industrial	1,175
	Storage	1,175
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability – General		
	<p>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 as part of the 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 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.	


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

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

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 through the call for sites – housing		

Site	
Reference	1094
Address	Sports Field No 3, Brompton Road, Gillingham
Description	Main sports pitch forms part of the Lines and would need to be retained for open space. Disused rugby pitch with sink hole. Trees and woodland to the corner where the moat is. Noise issues from road traffic.
Size (ha)	7.86
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential	189	
Employment	Office	78,570 m ²
	Industrial	31,430m ²
	Storage	31,430m ²
Main Town Centre Uses		
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"> • Medway Tunnel • A289 	

Suitability - General		
	<ul style="list-style-type: none"> A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	<p>It is likely a suitable vehicular access could be created on to either Wood Street or Sally Port Gardens, 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 - General		
	undertaken through the Local Plan or Development Management process, before development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site is unlikely to be constrained by air pollution.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	The site is designated open space as Amenity Greenspace, Football Pitches, Rugby Pitches and STP. The 2012 PPG17 study indicates there is a deficiency of these types of open space in the Gillingham sub-area.	

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	The site may be affected by noise pollution, but	


	it is likely that this could be mitigated for commercial uses.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites – housing.		
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Site	
Reference	1095
Address	Collingwood Triangle, Brompton Barracks
Description	Sea cadets use site for storage/training. Main building dates to 1931, 3 blocks of 3 storey flats. Site includes former scout hut. Slopes down to road near St Marys Centre. Air-raid shelters underneath part of site. Some car parking.
Size (ha)	2.35
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential	127	
Employment	Office	23,460m ²
	Industrial	9,385 m ²
	Storage	9,385 m ²
Main Town Centre Uses		
Other Uses		

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

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 Khyber Road.	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	


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

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

Suitability – Economic Development		
Flood Risk	Level of flood risk on the site is considered acceptable for commercial uses. <i>Note: Flood Zone 1, 2 and 3a.</i>	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mixed commercial and residential area.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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 through call for sites – housing/employment.		

Site	
Reference	1096
Address	Sports Field No 1, Inner Lines, Brompton Barracks
Description	<p>Site contains a football pitch, which is screened by trees, a reservoir that is no longer used - would need to be filled in. Conifer trees screen the main football pitch. Some good tree specimens on the northern and western sides. An attractive natural enclosure. School entrance beyond eastern side of football pitch.</p> <p>Much of the site is within Brompton Conservation Area and Brompton Lines SAM.</p>
Size (ha)	11.65
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential	280	
Employment	Office	116,480m ²
	Industrial	46,595m ²
	Storage	46,595m ²
Main Town Centre Uses		
Other Uses		

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


Suitability - General		
	<p>congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • Medway Tunnel • A289 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Maxwell 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	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 likely to have a significant impact upon designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	

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

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

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 through call for sites – leisure/housing?		

Site	
Reference	1100
Address	Greatfield Lodge, Darnley Road, Strood
Description	Former community centre. Flat site, surrounded on all sides by 2-storey housing. A number of trees are dotted around the site. Access is from Darnley Road.
Size (ha)	0.34
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	21	
Employment	Office	3,380m ²
	Industrial	1,350m ²
	Storage	1,350m ²
Main Town Centre Uses		
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 Darnley Road, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process.</p>	
Ecological Potential	<p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Designated Habitats	<p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p>	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of	

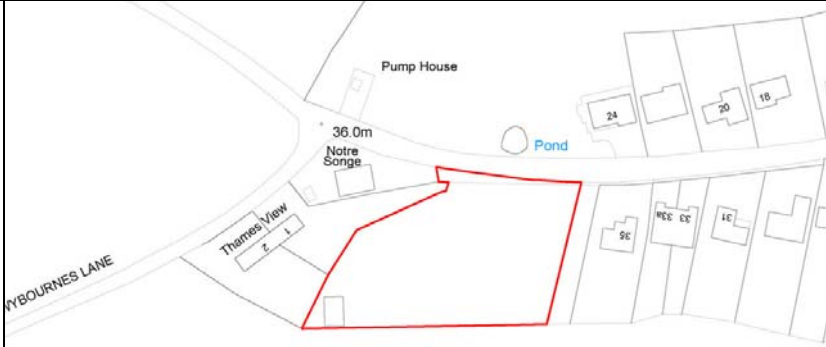
Suitability - General		
	any agricultural land.	
Open Space	Site is not designated open space.	

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

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

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

Availability	
Landowner is actively promoting the site for redevelopment.	
Planning application has been submitted for redevelopment.	
MC/13/1469 – housing 21 – units.	

Site	
Reference	1103
Address	Cooling Road, High Halstow
Description	An open field, currently used as a paddock for equestrian activities. The land has a gentle slope - descending east to west. Part fenced /part hedgerows and trees bound the site.
Size (ha)	0.40
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	4	
Employment	Office	4,030 m ²
	Industrial	1,610 m ²
	Storage	1,610m ²
Main Town Centre Uses		
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 Cooling, 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	An ecological survey of the site has not been investigated as part 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	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 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	The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implications for site capacity.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

Suitability – Economic Development

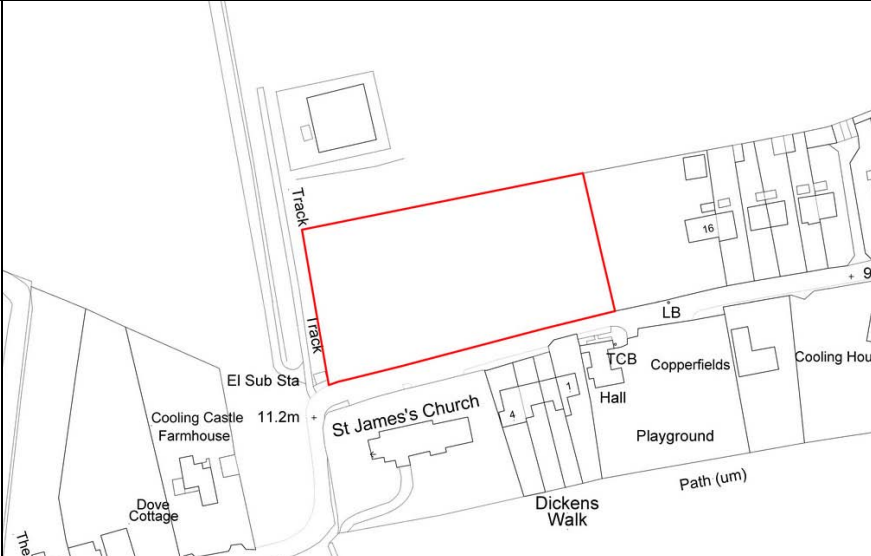
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use

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

Landowner is actively promoting the site for redevelopment through call for sites - housing	
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Site	
Reference	1104
Address	North of St James Church Cooling
Description	The site is currently a level rectangular agricultural field lying adjacent to Main Road. The surrounding uses of the site are religious, residential and agricultural.
Size (ha)	0.49
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	5	
Employment	Office	4,870 m ²
	Industrial	1,950 m ²
	Storage	1,950m ²
Main Town Centre Uses		
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 the High 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	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	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	The site is situated on the best and most versatile agricultural land.	
Open Space	Site is not designated open space.	

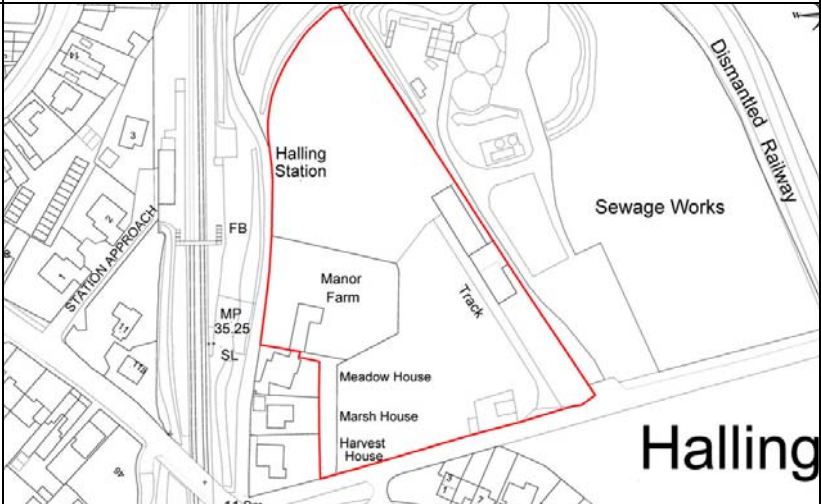
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	

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

Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites - housing		

Site	
Reference	1105
Address	Manor Farm, Marsh Road, Halling
Description	Slightly sloping site west to east, with large detached properties and a railway line to the west and a sewage treatment plant to the east. Access to the site is to the south from a single carriage access road with 3 access points. The current use of the site appears to be agricultural, as there were geese, chickens and ducks present and several hutches located on site. A group of single storey agricultural buildings and Manor Farm House are present on site. Manor Farm House is a detached two-storey building. The agricultural buildings are not of any substantive nature being formed from corrugated iron. There were several mature trees on site, but vegetation was predominately located on the boundaries of the site. There is evidence that the site has a leisure use, with there being a sign certifying the site as caravan club site.
Size (ha)	1.11
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	32	
Employment (m ²)	Office	11,045
	Industrial	4,420
	Storage	4,420
Main Town Centre Uses (m ²)		
Other Uses		

Suitability - General		
Facilities & Services Accessibility	Site has poor 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 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 Marsh 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, within an area of locally valued landscape of the Halling 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	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	<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</p>	

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

Suitability – Economic Development

Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site is unsuitable for employment uses.	

Suitability – Mixed Use


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

Landowner is actively promoting the site for redevelopment through call for sites – housing	
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Achievability and Viability

Residential		
Employment		
Main Town Centre Uses		

Site	
Reference	1106
Address	Miles Place, Delce Road, Rochester
Description	Flat site rising towards extremity in westerly direction. Used for car repairs and garages for rent. Has a tired run down feel to the site. Poor visually. High metal fencing/padlocks.
Size (ha)	0.31
Relevant policy guidance	
Location Plan	

TS to change

Development Potential		
Residential	3	
Employment	Office	3,140 m ²
	Industrial	1,255 m ²
	Storage	1,255 m ²
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	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 Delce 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	

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 is likely to be deliverable.	
Contamination	Contamination is not suspected on the site.	
Site Developability	The site is free from known development 'abnormals'.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	Site is not designated open space.	


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

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

Suitability – Economic Development		
Flood Risk	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.	
Overall	Site may be suitable for employment uses; however further review is required through the Local Plan or development management process.	

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	1107
Address	131 City Way, Rochester
Description	Corner plot on Wilson Avenue and City Way. Single storey shed with garages, attached to 2 storey house. Site bounded by 1.8m high close boarded fencing. Flat site with some trees. Garden area to north side, overgrown, trees. Highway in front of property (City Way).
Size (ha)	0.14
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	6	
Employment	Office	1,375 m ²
	Industrial	550 m ²
	Storage	550 m ²
Main Town Centre Uses		
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 Wilson Avenue/City Way, which is directly adjacent to the site.	

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

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

Suitability – Economic Development

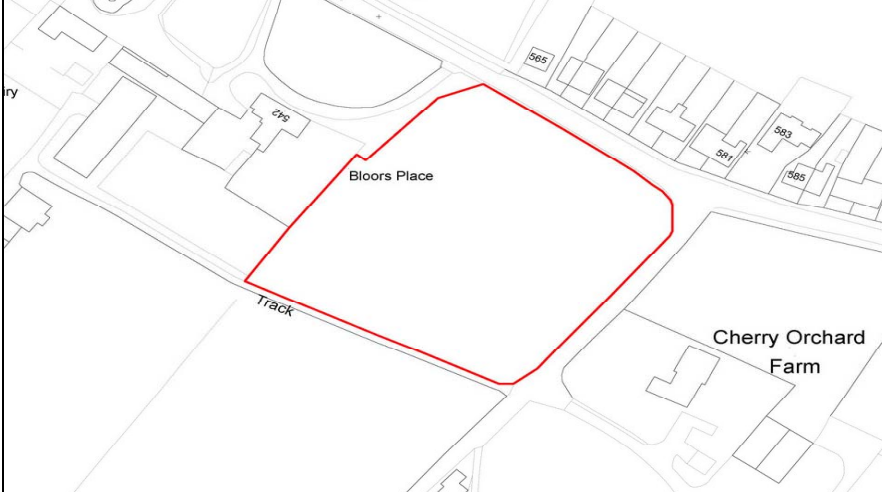
Flood Risk	Site is at low risk of flooding.	
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Whilst the site is subject to some potential development constraints, it is considered that these could be resolved, subject to further assessment.	

Suitability – Mixed Use

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

Site actively promoted for development.	
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Site	
Reference	1108
Address	Land at Lower Bloors Lane Rainham
Description	<p>See SHLAA site 0750 also.</p> <p>A fully operational orchard including some recently planted trees. Tree/hedging along bridleway crossing the site. Well screened site. Site rises up (with long distance views). Vehicle access by Lower Rainham Road? Traffic volume issues. Surrounding lanes are very narrow.</p>
Size (ha)	0.88
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	10	
Employment (m ²)	Office	8,785
	Industrial	3,515
	Storage	3,515
Main Town Centre Uses (m ²)		
Other Uses		

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

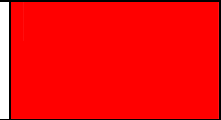
Suitability - General		
Site Access	<p>It is likely a suitable vehicular access could be created on to Lower Bloors Lane, which is directly adjacent to the site.</p> <p>Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management 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>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 a Listed Building, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the</p>	

Suitability - General		
	<p>designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation 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	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	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	


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

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



Availability		
Landowner is actively promoting the site for redevelopment through the call for sites – housing		



Site	
Reference	1109
Address	Steelfields, Danes Hill, Gillingham
Description	Flat site, on the edge of the River Medway. Currently in use as a factory with access via Owens Way. The site is a long established business use with excellent access to the highway network.
Size (ha)	2.41
Relevant Policy Guidance	-
Location Plan	

Development Potential		
Residential (units)	130	
Employment (m ²)	Office	24,130
	Industrial	9,650
	Storage	9,650
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
	<ul style="list-style-type: none"> • A289 • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Owens 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	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 is likely to be deliverable.	
Contamination	Due to past uses on site and/or in the nearby area, contamination is possible but is likely to be capable of mitigation if found.	
Site Developability	Whilst the site is subject to some development abnormalities, these are considered resolvable.	
Agricultural Land	Site is within built up area and development would not result in the loss of any agricultural land.	
Open Space	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	Established employment/commercial area.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

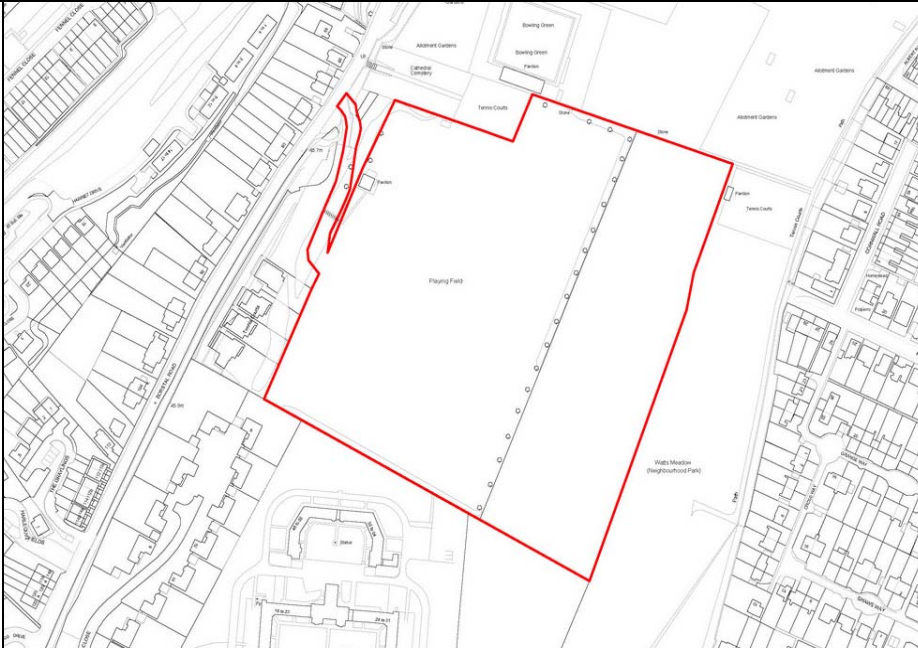
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	
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Suitability – Mixed Use

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

Landowner intensions unknown	
MC/14/2853 change of use B2 to B8 complete	

Site	
Reference	1110
Address	Land at the Alps
Description	Flat open site with access from The Alps. Currently used as school sports pitches (mainly rugby and cricket). Part of the site appears heavily wooded. Several shipping containers are located on the site that appear to be used for storage.
Size (ha)	5.10
Relevant policy guidance	
Location Plan	

Development Potential		
Residential (units)	122	
Employment (m ²)	Office	51,040
	Industrial	20,415
	Storage	20,415
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	Access to the strategic highway network (M2/A2), and around the Medway urban distributor network generally, is likely to	

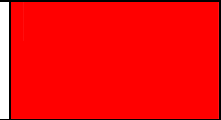
Suitability - General		
	<p>constrained by a number of identified congestion hotspots including in particular: [Include/Delete as appropriate:</p> <ul style="list-style-type: none"> • A229 City Way • A230 Maidstone Road <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Borstal 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</p>	

Suitability - General		
	development could be supported or rejected.	
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon 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	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 is used for recreational purposes as a school playing field.	

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

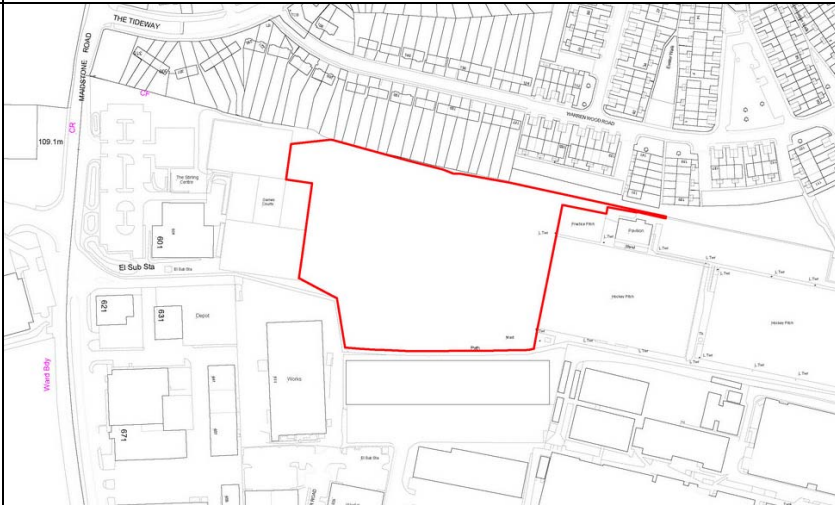
Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	Commercial uses on the site are unlikely to be constrained by noise pollution.	
Amenity	Mainly residential with few commercial uses.	
Overall	Site is unsuitable for employment uses.	

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 through call for sites – housing.		



Site	
Reference	1111
Address	North of Airport
Description	Flat site used for recreational open space. Open site with no trees. BAE systems site to the south and residential properties to the North. Kings recreational centre to the west and Holcombe Hockey club to the East. Vehicular access from Maidstone Road.
Size (ha)	2.01
Relevant policy guidance	
Location Plan	

Development Potential		
Residential	58	
Employment	Office	20,145m ²
	Industrial	8,060m ²
	Storage	8,060m ²
Main Town Centre Uses		
Other Uses		

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

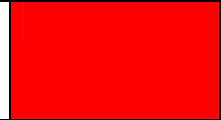
Suitability - General		
	<p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local 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 does not have an existing designated vehicular access. 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</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 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	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 Cricket Pitches and Rugby Pitches.</p> <p>The 2012 PPG17 study indicates there is a deficiency of this type of open space in the Rochester sub-area.</p>	

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


Suitability – Economic Development		
Flood Risk	Site is at low risk of flooding.	
Noise	The site may be affected by noise pollution, but it is likely that this could be mitigated for commercial uses.	
Amenity	Mixed commercial and residential area.	
Overall	Site is unsuitable for employment uses.	

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 through the call for sites – housing		



Site	
Reference	1112
Address	Samuels Towers, Longhill Avenue, Chatham
Description	Uneven site, sloping steeply towards Chatham Hill and Mount Pleasant. Much of the site is already developed with 2 large early 21 st century residential blocks dominating the hillside. A large parking area sits adjacent to the blocks of flats, cut into the bank above Chatham Hill. The rest of the site is an undeveloped and overgrown steep bank, to the rear of the 2-storey semi-detached housing on Longhill Avenue.
Size	1.28
Relevant policy guidance	Chatham Dockyard and its Defences Planning Policy Document (2015)
Location Plan	

Development Potential		
Residential (units)	69	
Employment (m ²)	Office	12,800
	Industrial	5,120
	Storage	5,120
Main Town Centre Uses (m ²)		
Other Uses		

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

Suitability - General		
Capacity	<p>(M2/A2), and around the Medway urban distributor network generally, is likely to be constrained by a number of identified congestion hotspots including in particular:</p> <ul style="list-style-type: none"> • A2 • A230 Maidstone Road • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Longhill 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</p>	

Suitability - General		
	Development Management process, before development could be supported or rejected.	
Landscape	<p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p>	
Heritage	<p>Site is within or is in close proximity to the Brompton Lines Conservation Area, and development may thereby impact upon these designated heritage assets.</p> <p>Further assessment of the potential impacts of development upon the designated heritage assets would need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> <p>Although it may be possible to mitigate any detrimental impacts through a sensitive approach to the design.</p>	
Air Quality	Site may be constrained by air pollution but mitigation 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.	

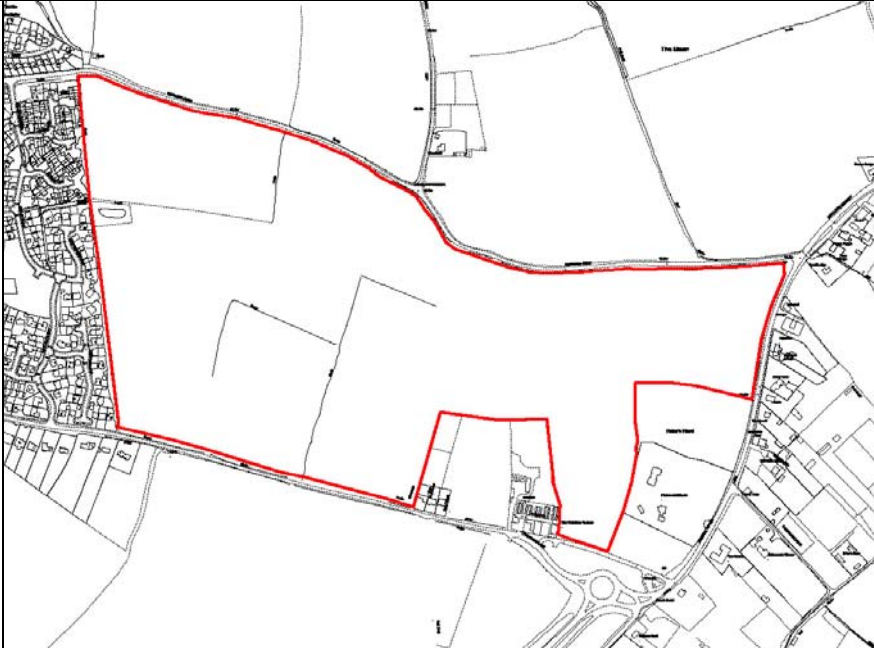
Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	
Noise	Site is unlikely to be constrained by noise pollution.	
Amenity/Overlooking	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment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

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

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

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

Site	
Reference	1113
Address	Land to east of High Halstow
Description	Flat open site, adjoining the eastern edge of High Halstow village. The site appears to be agricultural land, however it was not cultivated at time of the site visit. Access is available from a number of points, including Christmas Lane and Britannia Road. Late 20 th century 2-storey dwellings border the western edge; a kennels and a small number of houses adjoin the southeastern corner. Hedges bound much of the site.
Size (ha)	39.96
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	958	
Employment (m ²)	Office	399,600
	Industrial	159,840
	Storage	159,840
Main Town Centre Uses (m ²)		
Other Uses		

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

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


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>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 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	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	Whilst site is adjacent to residential properties it is expected that a site layout could be designed to prevent layout/overlooking impacts.	
Employment Land	Site is not designated employment land.	
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	

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

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

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

Site	
Reference	1114
Address	Chatham Driving Range, Street End Road, Chatham
Description	The site is currently in use as a golf driving range, associated shop and car parking facilities. The site is relatively flat with a steep bank at the eastern end constructed to prevent golf balls from entering the adjoining allotments. To the north of the site is the Daisy Banks – a large open space, steeply sloping upwards to the north west. To the west is a children's play area, ball courts and grassed football pitches. 2-storey housing overlooks the site from the opposite side of Street End Road to the south-east.
Size	2.72
Relevant policy guidance	-
Location Plan	

Development Potential		
Residential (units)	79	
Employment (m ²)	Office	27,200
	Industrial	10,880
	Storage	10,880
Main Town Centre Uses (m ²)		
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 including in particular:</p> <ul style="list-style-type: none"> • A2 • A230 Maidstone Road • A278 <p>Whilst it is possible that strategic infrastructure upgrades may address these congestion issues, improving capacity on the network, there are no upgrades planned or identified at present.</p> <p>Further detailed assessment would need to be undertaken (as part of the Local Plan or development management process) to demonstrate how traffic generated by the development could be accommodated on the network.</p> <p>Developer contributions may be required to fund any infrastructure upgrades necessary to address network capacity constraints.</p>	
Site Access	Site has an existing suitable vehicular access via Street End 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</p>	

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

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

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

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

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