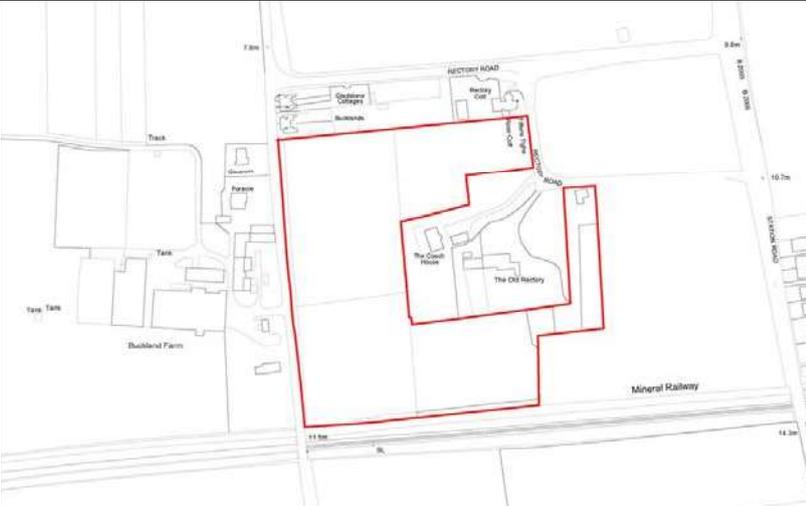


Site	
Reference	1075
Address	Land at Rectory Road, Cliffe
Description	Overgrown (eastern part of the site). Grazing Land. Screened from east, south and west - mature vegetation.
Size (ha)	3.32
Relevant policy guidance	
Location Plan	

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		
	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.	Yellow
Landscape	Site is situated within built up area. Development is unlikely to have a detrimental impact upon the locally valued landscapes.	Green
Heritage	Development is unlikely to have an impact upon any designated heritage assets.	Green
Air Quality	Site may be constrained by air pollution but mitigation is likely to be deliverable.	Yellow
Contamination	Contamination is not suspected on the site.	Green
Site Developability	The site is free from known development 'abnormals'.	Green
Agricultural Land	The site is situated on the best and most versatile agricultural land.	Red
Open Space	Site is not designated open space.	Green

Suitability – Housing		
Flood Risk	Site is at low risk of flooding.	Green
Noise	Noise pollution may affect the site, but it is likely that this could be mitigated.	Yellow
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.	Yellow
Employment Land	Site is not designated employment land.	Green
Overall	The site is considered unsuitable for development unless identified constraints can be addressed.	Red

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

	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	
--	---	--