



Cliffe and Cliffe Woods Parish Council

42 Quickrells Avenue, Cliffe, Rochester, Kent ME3 7RB
www.cliffeandcliffewoods-pc.gov.uk

☎ 01634 566166

✉ clerk@cliffeandcliffewoods-pc.gov.uk

Parish Clerks: Mr Chris Fribbins

Gladman
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB
email: comments@your-views.co.uk

Potential Residential Development, Land off Town Road, Cliffe Woods

The parish council has considered the proposals in the leaflet as distributed to local residents and wishes to make the following comments about some of the impacts that this would have on the area and reflecting the planning policies of the parish council.

High Level Issues for the Parish Council:

National Planning Policy Framework

112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The site is defined as Agricultural Land - Grade 2 and the policy applies. So it is for the applicant to prove that they have considered areas of poorer quality.

Medway Towns Local Plan 2003

The proposal is outside the village boundary where specific policies apply - and this application would not normally be allowed.

Medway Land Character Assessment (March 2011)

The proposed site falls with the Cliffe Woods Farmland area as defined in the 2011 Medway Land Character Assessment.

Local Issues

Should the development proceed there are concerns about:

Access - A major concern, as expressed by resident's surveys, is the volume of traffic and speed. The location suggested for access to the north of the View Road/Town Road junction, is on a bend and visibility is likely to be a key issue.

Access from the site to the centre of the village and the services there (including access to bus stops) is severely limited by Town Road which has no footway on the western side and very limited footway on the eastern side. A request for disabled access across the road has been rejected by the Highway Authority because there is no safe location to cross from, or to, on the western side.

Services

Medical (Doctors) - There are reported pressures on the existing surgery in Cliffe Woods.

Education - The local school is planned for expansion from 1.5 Forms of Entry to 2 Forms of Entry in 2017 - but this growth is predicated on CURRENT need for schooling to the west side of Medway. There is no consideration of further impacts of new housing.

Community - The Community Centre is constrained and limited in its ability to support the local organisations and further growth in population. There is only one large hall and no smaller hall, committee room for smaller groups to use and insufficient storage for regular hirers.

Public Transport/Cycling/Walking - The consultation refers to local public transport services in the area, but not frequency and reliability. The consultation argues that new housing means more people would use the services so they might continue or even increase (practically very unlikely) so additional traffic is certain.

There is no path from Cliffe Woods to the footway by Mockbeggar Farm and the existing problems for walkers and cyclists will be exacerbated by further residents.

Ecology - It is likely that there is limited protected species on the site - due to farming, but a full assessment will be required and mitigation measures put in where appropriate.

Jobs - There are very limited jobs in the area and travel will be necessary - the majority by car (due to limited public transport and distance limiting cycling and walking).

Heritage – Due to the large number of historic finds in the parish, there does need to be a desktop **and** on-site assessment of the location, before any development is approved.



Chris Fribbins (Parish Clerk, Cliffe and Cliffe Woods Parish Council)