

# Land South Of Buckland Road, **Cliffe Woods**, Rochester, Medway



Application number: MC/23/0531

**Redrow** are pleased to propose 44 new homes of which 25% are affordable, including First Homes, rounding off the development already approved at Oakleigh Fields. The houses will be built to high environmental and aesthetic standards to be among the best homes in **Cliffe Woods**.



## HOW THIS APPLICATION HAS BEEN IMPROVED THROUGH PLANNING

- The site access is via Oakleigh Fields with access from Town Road.
- The rural character of Buckland Road will remain, with no vehicular access from homes and gardens.
- A landscape bund has been added to screen the development and enhance the existing tree line.
- Trees along the western boundary will be kept with additional tree planting where possible.

## ENVIRONMENTAL AND BIODIVERSITY BENEFITS



All homes will include energy efficiency measures such as Air Source Heat Pumps, underfloor heating, increased cavity wall insulation and EV chargers.



Biodiversity Net Gain is more than 10% on site, with bat and bird boxes installed.

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Recent picture of the new homes just built in Oakleigh Fields by Redrow

## LEGEND

-  Large/ Feature tree
-  Small- Medium tree
-  Fruit Trees



## CONTRIBUTION TO THE WIDER NEIGHBOURHOOD AND DISTRICT

As well as the new green space, allotments and protected wild areas, a financial contribution of over £286,000 has been agreed to provide appropriate infrastructure.

This includes contributions for the following:

Public spaces	£10,780.00
Library	£8,164.29
Leisure	£12,036.20
Waste and recycling	£8,554.48
Nursery education	£52,469.28
Primary education	£111,548.80
Secondary education	£64,619.98
Youth facilities	£3,871.56
Protecting birdlife	£14,122.90

## QUALITY OF HOMES MATCHES EXPECTATIONS IN RECENT DEVELOPMENTS IN THE AREA

- The homes will be built in the Redrow Heritage style, continuing the attractive style used at Oakleigh Fields.
- The rural setting is protected by new planting, but also the work mentioned above to screen Buckland Road, with a bund designed to provide additional screening and an interesting habitat.



If you have any questions then please contact:  
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