

Maidstone Local Plan Sustainability Appraisal

Technical Appendix A: Housing Site Options

Site Assessment Proformas Addendum comprising:

- Replacement proforma for site HO3-301
- Proformas for sites HO3-312 to HO3-321 inclusive

Addendum

July 2016

This document is an Addendum to the Maidstone Borough Local Plan Sustainability Appraisal Technical Appendix A: Housing Site Options dated February 2016.

The Addendum includes the following;

- Replacement proforma for site HO3-301 Kilnwood Land East of Old Ham Lane, Lenham

Proformas for sites:

- HO3-312 Land adj to Old Goods Yard, Lenham
- HO3-313 Land adj Detling Aerodrome Industrial Estate, Detling
- HO3-314 Land at Bydews Place, Tovil
- HO3-315 Land at Downsoak Stud, West Street, Harrietsham
- HO3-316 Land at Ledian Farm, Upper Street Leeds
- HO3-317 Land west of Ledian Farm, Upper Street, Leeds
- HO3-318 Land north east of Forge Lane, Bredhurst
- HO3-319 Land south of Tovil, Tovil
- HO3-320 Land south of Warmlake Road, Chart Sutton
- HO3-321 Nutbrow Land adj Boyton Court Road Tumblers Hill Sutton Valence

1. Site Information	
Number (linked to GIS database)	HO3-301
Site name/address	Kilnwood Land East of Old Ham Lane Lenham
Site area (ha)	9.8 ha
Approximate yield	294 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site comprises two fields bounded to the north by the Maidstone East to Ashford railway-line on the east side of Old Ham Lane. It extends to approximately 9.76ha in area.</p> <p>In the eastern field adjacent to the railway is a single, steel-clad dark green agricultural building erected following a prior notification approval in 2010.</p> <p>There are trees and hedgerows along the western boundary with Old Ham Lane and the railway. The two fields are divided by an existing land drain/stream with a hedge and trees along it which connects with a finger of woodland extending north from Kiln Wood. There are a number of ponds lying immediately adjacent to the site's southern boundary.</p> <p>The 'finger' of woodland and the larger area of woodland to the south includes Kiln Wood, an area of Semi-Natural Ancient Woodland.</p>
Current use	Agriculture (Pasture)
Adjacent uses	Agriculture some residential nearby. Lenham Storage is located opposite the site on the north side of the railway-line.

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 1200m to the nearest GP Surgery
How far is the site from the nearest secondary school?	R = >3900m	G = Site is 452m to the nearest secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 582m to the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 891m to the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 266m from outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 257m from play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site includes greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 21m to employment sites G = 827m to local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 106m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Site is 114m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is over 9km from nearest cycle route

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential noise from the railway would need to be addressed and if required mitigated.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 6km from an AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Northern part grade 2; southern part grade 3
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Lenham Court (Grade II*) is situated on the west side of Old Ham Lane approximately 180m from the site's western boundary. Any development on the site would need to preserve its setting.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB although there may be longer view landscape issues.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	R = Landscape to the north forms part of the Kent Downs AONB and there are blocks of native woodland present. The Landscape Character Sensitivity Assessment was

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	very high. The Assessment advice was to conserve the undeveloped foreground and rural setting of the Kent Downs AONB and the setting of the listed buildings.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is immediately adjacent Ancient Woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is immediately bounded by a Local Wildlife Site.

1. Site Information	
Number (linked to GIS database)	HO3-312
Site name/address	Land adj. Old Goods Yard Lenham
Site area (ha)	1.4ha
Approximate yield	42 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site comprises an area of rough pasture, lying immediately to the south of the Old Goods Yard which itself lies immediately to the south of Lenham Station.</p> <p>The land is not directly connected to Headcorn Road which can only be reached through adjoining land.</p> <p>Between the goods yard and the site is an existing mature hedgerow with mature standing trees within it. The southern site boundary is also marked by a hedgerow whilst the eastern boundary is marked by a stand of trees. The western site boundary is open and links directly to open agricultural land to the west. This land is also subject to a representation (ref HO3-301) seeking its allocation as a housing site in the emerging local plan.</p> <p>The Old Goods Yard and land adjoining is occupied by an Asphalt Company and a Roofing company (the latter run by the landowners of this proposal site).</p>
Current use	Agriculture (Rough Pasture)
Adjacent uses	The land immediately to the south is part of the Kiln Wood Local Wildlife Site (LWS)

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1100m from the nearest GP Surgery

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 444m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 504m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 819m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 392m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 390m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 143m from the nearest green space
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 68m to employment sites G = The site is 755m to a local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 57m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = The site is 51m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is over 10km to the nearest cycle centre

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = The site lies to the south of the main line railway and close to existing commercial uses. Noise impact would need to be considered.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is over 6.5km from the nearest AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Grade 2
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	R = The assessment rated the site to have very high sensitivity. Officer comments state the site is detached from the existing development in Lenham Village due to the railway line which runs in an east to west direction.

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Development would therefore spread beyond the village boundary in a southerly direction with no clear visual link to the existing village pattern. There would be clear views of the site eroding the countryside when approaching from the south and also from the public right of way to the east of the site and across the open fields.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is within 200m of the area of Semi-Natural Woodland at Kiln Wood (to the south).
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The land immediately to the south is part of the Kiln Wood Local Wildlife Site

1. Site Information		
Number (linked to GIS database)	HO3-313	
Site name/address	Land ad. Detling Aerodrome Industrial Estate	
Site area (ha)	Approximately 177.5ha	
Approximate yield	5,325 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is situated on the dip slope of the North Downs ridge, to the north of the A249 Stockbury Valley road that connects Maidstone/M20 junction 7 with M2 Junction 5 and Sittingbourne/Isle of Sheppey.</p> <p>To the south west lies the existing County showground that has a number of permanent out buildings and cattle-sheds on it.</p> <p>Gently falling to N/NE but predominantly level land. Large open fields Site is clearly visible from A249 to S/SW CAA navigation beacon on SW boundary of site.</p>	
Current use	Agricultural Land and existing industrial estate	
Adjacent uses	Kent County Showground, some sporadic residential, petrol station, restaurant garage/workshop, contractors yard but predominantly agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 3772m from GP
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = Site is 4835m to a secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2724m to a primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 3772m to a post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is 1.3km to outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 2.5km to the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is adjacent/includes greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 127m to the nearest employment site R = Site is over 3km to the nearest local centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 60m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is over 3km from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 3.9km from the nearest cycle route

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 2km from an AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Grade 3
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	A = Predominantly greenfield/some PDL

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	A = The Scheduled Ancient Monument of Binbury Castle is situated beyond the existing industrial estate but its wider setting would be adversely affected by development of this land.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = The remains of Binbury Castle buildings (listed Grade II) are situated beyond the existing industrial estate and their wider setting would be adversely affected by development of this land.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Some potential possibly but not in safeguarded area
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = Wholly within the Kent Downs AONB
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	R = Site forms part of the AONB, the guidelines for this area are to restore and improve. The assessment states any development on this site would be visually intrusive

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	and harmful to the current openness of the site with the long distance views to the north and the character of the AONB.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = Adjacent to ancient woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Local Wildlife Site (Murrain Wood) immediately adjacent to NW corner of site

1. Site Information		
Number (linked to GIS database)	HO3-314	
Site name/address	Land at Bydews Place Tovil	
Site area (ha)	Parcel A 0.3ha: Parcel B 2.1ha	
Approximate yield	Parcel A 9 : Parcel B 63 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The proposed sites are situated to the NW of the B2010 Farleigh Hill/Dean Street Tovil.</p> <p>Parcel A is situated to the north side of the access serving Bydews Place and is 0.3ha in area it is bound on its SE side by PROW KB14 and to the W by the access road. To the north and NW is an area of woodland. The site itself is largely open and laid to pasture. To the SE of PROW KB14 is a development site with an extant planning permission for 27 units (12/0980) on which works have recently commenced. This will be served by a new access directly off the B2010.</p> <p>Parcel B is located SW of the access to Bydews Place and its southern boundary fronts the B2020. This is a larger piece of land at 2.1ha</p> <p>This area is crossed in its SE corner by PROW KB14. The footpath is bounded by trees and there is an established hedgerow along the B2020 frontage. The other boundaries of this area of land are also marked by hedgerows and trees.</p> <p>The land is at a lower level than the adjacent highway. This area is also laid to pasture.</p> <p>Opposite the site on the SE side of the B2010 is a former Municipal land-fill site. This has been capped and is also laid to pasture. Methane burners are located on the edges of this land</p> <p>NW of both sites is the group of buildings (mostly listed in their own right and which are associated with the Grade II* listed Bydews Place.</p>	
Current use	Pasture	
Adjacent uses	Residential (the hamlet centred on Bydews Place) Agriculture Former landfill site Commercial buildings (off Burial Ground Lane) Recreation ground immediately N of Parcel A	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 933m to the nearest GP
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = Site is 1101m to secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	G = Site is 793m to a primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = Site is 483m to nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p>A = >1.2km</p> <p>G = <1.2km</p>	G = Site is 603m to nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<p>A = >300m from 'neighbourhood' children's play space</p> <p>G = <300m</p>	A = Site is 327m from nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p>A = >300m (ANGST)</p> <p>G = <300m</p>	G = The nearest public open space is approx. 200m
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<p>R = >2400m</p> <p>A = 1600-2400m</p> <p>G = <1600m</p>	<p>G = Site is adjacent to an employment site</p> <p>G = Site is 1327m from a local service centre</p>

Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 83m to nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1249m to nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1401m to the nearest cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Parcel A may be subject to noise from adjacent commercial sites located to the west of Burial Ground Lane immediately to its NE.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	R = The sites are adjacent to the Maidstone Urban Area AQMA (Parcel A abuts the boundary of the AQMA).
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	A = Grade 2
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	R = Does not include previously developed land

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Adjacent to listed buildings and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Assessment states the site has moderate sensitivity. Development would need to take into account the listed buildings and appropriate design and landscaping would be required to preserve the boundary between the urban area and the countryside. Bydews Wood setting would need to be respected, along with the existing hedgerow and important trees.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = Bydews Wood (some 124m to the NW of Parcel A and 115m NW of Parcel B is designated semi-natural Ancient Woodland

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-315	
Site name/address	Land at Downsoak Stud West Street Harrietsham	
Site area (ha)	1.28ha	
Approximate yield	Up to 20	
Proposed no. of pitches	N/A	
Site description	<p>The site is not clearly visible from West Street because of a strong hedgerow and the fact that it is approximately 1.5m higher than road level.</p> <p>It rises gradually from West Street until it reaches the rear of the primary school and the existing stable and stud buildings where it then drops steeply into a valley which contains an area that is used for schooling horses (this area lies outside the site). The land then rises again to follow the scarp slope of the north downs. The London-Ashford rail line is visible on a steep embankment to the north of the site.</p> <p>The site shares a boundary with Harrietsham Primary school immediately to its east and is well screened from the school.</p> <p>To the north west of the site there is an area of dense woodland. There are also two large detached properties near the western boundary but they are well screened by the woodland.</p> <p>The parcel of land nearest the primary school and fronting west street is used for grazing horses and also has a number of equestrian related sheds/stables.</p> <p>Opposite the site on West Street is a recently completed new residential development of 80 dwellings.</p> <p>There are a number of public footpaths cutting through or running adjacent to the site, most notable from West Street through the site from the south east to north west corner and to the rear of the primary school.</p> <p>There is no public footpath at the site's frontage on West Street but there is a newly built footpath opposite the site for the 'Hook Lane' development.</p>	
Current use	The site and its adjoining land is used for the stabling and schooling of horses	
Adjacent uses	Woodland/ Primary school/open countryside/residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services

	services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = Site is 1018m to the nearest GP
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = Site is 3129m to the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site shares a boundary with Harrietsham Primary school immediately to its east
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 501m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 960m from the nearest sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is less than 50m to the nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 150m from the nearest greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 394m to the nearest employment site R = Site is over 3600m to the nearest local centre

Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = This site is 453m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = This site is 445m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 7095m to the nearest cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = A20, M20 London-Ashford rail line and CTRL are all in close proximity to the site.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 3.5km to an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	A = Predominantly 3 extreme NW corner (beyond currently proposed site boundary) 2
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	A = Partially within previously developed land

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Site lies partially within a safeguarded area of archaeological potential (Mesolithic Site)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB</p>	A = The site lies within the setting of the AONB.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = The Assessment rates the site as having high sensitivity, the officer comments that the site has views to the North Downs escarpment to the north but these are filtered to some extent by the existing on-site vegetation and boundary trees.</p> <p>From West Street, the site is very well screened from the surroundings by the extensive boundary vegetation on its frontage. The topography of the site would need to be assessed to see if it suitable for development. Being outside the village boundary, the site being fully developed has the potential to alter the existing character of the village.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = There is no designated ancient woodland on, or immediately adjacent to, the site.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-316	
Site name/address	Land at Ledian Farm Upper Street Leeds	
Site area (ha)	3.06ha	
Approximate yield	113 unit Class C2 Care village or 60 Class C3 dwellings	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west side of the B2163 Upper Street Leeds. It is roughly 'L-shape' in form. It has a frontage to Upper Street of approximately 95m and a depth of approximately 280m. The first 140m back from the street frontage to Upper Street lie within the defined village envelope of Leeds village (MBWLP 2000). The remainder of the site (a depth of approximately 140m) is currently farmland.</p> <p>The site is currently occupied by a farmhouse and by a number of former agricultural buildings that have over the years been converted into business uses of various types including car repairs/servicing, metal fabrication and offices. None of these uses are subject to hours of days of use restrictions. The site has no employment designation in the Maidstone Borough-wide Local Plan 2000. The loss of these units should however be considered. The rear part of the site is currently land in agricultural use.</p> <p>The frontage to the site is occupied by Ledian Farmhouse and the existing site access to the north of the farmhouse. The land to the south of the farmhouse comprises its garden and is separated from Upper Street by a ragstone wall surmounted by an existing hedgerow. Ledian Farmhouse is listed Grade II and is, along with its garden, part of the site access and the dwelling to the north of the site access sited within the Leeds Upper Street Conservation Area. There are other listed buildings located on the eastern side of Upper Street opposite the site and these are also within the Conservation Area.</p> <p>To the south of the site lies Burgess Hall Drive an estate of detached and semi-detached dwellings. The houses are separated from the site by public footpath KH245. West of the site and Burgess Hall Drive lies agricultural land predominantly in fruit production and largely covered in polytunnels, although some land is in arable use. The land to the north of the site is also agricultural in nature apart from dwellings fronting Upper Street.</p> <p>Upper Street and the associated Conservation Area is comprised largely of a clear linear form of development with little development along its length set back significantly from the road frontage. Only the existing buildings at Ledian Farm and Burgess Hall Drive (immediately to the south) which extends as far back as the existing built development on Ledian Farm on the west side of Upper Street and Farmer Close on the east side of Upper Street extend built development away from the B2163 frontage.</p>	
Current use	Agriculture towards the rear, various commercial and industrial uses to the front in the existing farm buildings	
Adjacent uses	Residential and agricultural land	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a	R = Not adjacent to the Maidstone Urban Area, or a	R = Not adjacent to the Maidstone Urban Area, or a

Rural Service Centre?	rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = Site is 1070m from the nearest GP
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4741m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 705m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 2405m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 107m from the nearest outdoors sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 109m from the nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 68m from the nearest greenspace

SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 2423m from the nearest employment site R = Site is 2941m from the nearest local centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	A = Allocation will not lead to the loss of allocated employment land/space, however there would be a loss to current employment uses if the site was developed for housing.
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 41m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 2.7km from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2.8km from the nearest cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA	G = site over 1.9km from an AQMA

	G = >1km of an AQMA	
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = The greenfield area of the site is Grade 2 Land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Predominantly PDL/some greenfield to rear of site
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Ledian Farmhouse is Grade II Tower House located adjacent to the NW corner of the site is a Grade II listed building
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = The front part of the site is located within the Leeds (Upper Street) Conservation Area
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the	G = Not in a safeguarded area of archaeological potential

	future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Assessment rates the site as having moderate sensitivity. Officer comments state the views of Tower House and the North Downs escarpment beyond are clear from the rear of the site. Long distance views of the site itself from the west are limited by hedgerows and windbreaks and the intensive polytunnel cultivation. Views along Upper Street are limited by existing development.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = No Ancient Woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-317
Site name/address	Land West of Ledian Farm Upper Street Leeds
Site area (ha)	1.4ha
Approximate yield	30 units
Proposed no. of pitches	N/A
Site description	<p>The site is located to the west of Upper Street Leeds approximately 300m west of the B2163 (Upper Street). To the east of the site lies Ledian Farm and a field to the west of Burgess Hall Drive. Tower House (Grade II listed) and its curtilage lie adjacent the NE corner of the proposed site at the boundary of the site with Ledian Farm. There is a telephone mast which has been re-sited from within the Ledian Farm complex.</p> <p>The site is in intensive use for the growing of soft fruit and is predominantly covered by polytunnels. There are tree/windbreaks between the various fields.</p> <p>The site is relatively level, but fall gently northwards.</p>
Current use	Agriculture
Adjacent uses	Residential and agricultural land

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 851m from the nearest GP
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = Site is 4447m from the nearest secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 772m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 2411m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 251m from the nearest outdoor playing facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 240m from the nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 104m from the nearest greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre)?	R = >2400m A = 1600-2400m G = <1600m	A = Site is 2117m to the nearest employment site R = Site is 2662m from the nearest local centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m	G = Site is 186m from the nearest bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 2709m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2502m from the nearest cycle route

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 1.8km to an AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = The area indicated is predominantly Grade 2 but to the south encroaches into an area of Grade 1 land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
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Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Tower House located adjacent to the NE corner of the site is a Grade II listed building
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = 127m to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p>	A = The Assessment rates the site as having moderate sensitivity. The officer states that views of Tower House and the North Downs escarpment beyond are clear from the site. Long distance views of the site are limited by hedgerows and windbreaks and the intensive polytunnel cultivation.
<i>*Based upon 2012 Landscape Character Assessment</i>		

<i>and officer comments</i>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = There are no designated Ancient Woodlands
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-318
Site name/address	Land NE of Forge Lane Bredhurst
Site area (ha)	Approx.0.18ha
Approximate yield	5.4 (30 dph)
Proposed no. of pitches	N/A
Site description	<p>Open area of land used for open storage of plant machinery and building materials. Site is untidy and unkempt in appearance.</p> <p>Floor slab of unfinished building immediately to west of the indicated area.</p> <p>Dwellings to NE and SW and S of site; Boundary to Condor House to NE is marked by a line of conifer trees; and To the SE there is a vehicular access and turning area and beyond this a stable building and a wooded area partially subject to TPO (TPO no.4 of 1977).</p> <p>Narrow access onto Forge Lane. Relatively poor visibility from with redwood Glade (4 houses + the unfinished house) or the access running between 'Five Farthings' and 'Elmsted'.</p> <p>Evident noise and possible light intrusion from M2 motorway just to the north.</p> <p>Land is level higher than the Motorways carriageway but lower then Forge Land due to the adjacent motorway bridge.</p>
Current use	Open storage of building materials and plant and equipment
Adjacent uses	Residential and car sales

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP	R = >800m	R = Site is over 6201m to the nearest GP

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6858m to the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 137m to the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 5498m to the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is over 4km to the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 274m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 5m from the nearest green space
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = Site is 1813m from the nearest employment site R = Site is 5465m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 175m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 6.2km from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is over 5.5km from the nearest cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Background noise from M2 motorway to north of the site evident throughout the area
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 4.8km to an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes some Grade 3

Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Located approximately 100m NW of Green Court Grade II
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = The site is not within a safeguarded Area of Archaeological Potential
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = Within the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Site is within/ adjacent to the AONB and is rather unkempt and used for storage. The Assessment rates the site as having moderate sensitivity. There is potential for improvement in appearance. Housing development would need further assessment and appropriate screening used for mitigation.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>N/A</p>

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = No ancient woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-319	
Site name/address	Land South of Tovil	
Site area (ha)	28.4ha	
Approximate yield	9.25ha: A new site for Maidstone Rugby Club together with new doctors' surgery/community clinic 12.9ha: Up to 452 dwellings 2.67ha & 3.54ha: Strategic Landscaping Areas	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the east side of the B2010 immediately to the south of the existing urban area.</p> <p>The land gently rises southwards and also from west to east away from the B2010, The land closest to the road is a former municipal waste/landfill site that is now pasture land having been capped and a gas monitoring system installed. The eastern part of the area is farmland.</p> <p>North of the site is a further former landfill site that has permission for residential development. Similarly to the NE is a former quarry that has also been subject to application for residential development.</p> <p>East of Stockett Lane, which forms the eastern boundary of the site, lies the Loose Valley Conservation Area. Adjacent to the SE corner of the site lies Abbey Gate Place which is a Grade II* listed building with a Grade II water tower in its grounds.</p> <p>South of the site is pastureland and orchard land and some sporadic residential development fronting Dean Street.</p> <p>On the west side of Dean Street opposite the site is further agricultural land and land associated with Bydews Place also a Grade II* listed building with other buildings also listed in their own right adjacent to it. These are now predominantly in residential use. This complex of buildings is accessed via a trackway off Dean Street. The complex is well screened by existing woodland and trees.</p>	
Current use	Agriculture	
Adjacent uses	Residential agricultural and commercial	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

	if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = Site is 945m from a GP
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 1261m from a secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 935m from a primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 611m from a post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 636m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 313m from the nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is adjacent to greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is adjacent to employment sites G = Site is 855m from the nearest local centre

Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 2m from a bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1365m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1287m from the nearest cycle route

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Noise unlikely to be an issue
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	R = Site lies adjacent to the Maidstone Urban AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Land Classification Map indicates it as Grade 2
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Abbey Gate Place Grade II* and a Grade II Water Tank Located adjacent to the SE corner of the site. Bydews Place Grade II* and other associated Grade II buildings on NW side of B2010 Dean Street approximately 220 m from site boundary to NW.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	A = The site is visible from within the AONB however this is viewed in the context of foreground development and therefore will not appear as an isolated

	and/or negative impacts on the AONB are unlikely.	development in the countryside or appear harmful to the setting of the AONB. Careful attention will need to be given to the lighting design of any floodlights for the rugby pitches as this would be visible from within the AONB.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Site includes a number of character areas, comments officer comments include the need for careful attention to be paid to appropriate design, landscaping and open space provision. This will be required to preserve the boundary between the urban area and the countryside. The setting of Abbey Gate Place will also need to be respected. Due to the site use, careful consideration of a lighting scheme is required to ensure the impact on the countryside, especially on long distance views from the AONB and the setting on the surrounding designated Heritage assets.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate

SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = There is an area of ancient woodland adjacent to the western boundary
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = There is a LWS 39m from the site

1. Site Information	
Number (linked to GIS database)	HO3-320
Site name/address	Land south of Warmlake Road Chart Sutton
Site area (ha)	1.1ha
Approximate yield	20 units
Proposed no. of pitches	N/A
Site description	<p>The site is located immediately to the east of the current limit of the built area of Chart Sutton.</p> <p>It is part of a larger field in agricultural use as a planted orchard. The boundary to Warmlake Road is marked by a mature hedge and trees there is a footway along the site frontage that connects the village to the sports/recreation ground further to the east along Warmlake Road.</p> <p>The site slopes gently upwards to the south towards the crest of the greensand ridge.</p> <p>To the east and south are further orchards with field boundaries marked by hedge and tree windbreaks. To the west are residential properties that front Warmlake Road and Marsham Crescent Their rear amenity areas back onto the site. Just NW of the site on the northern side of Warmlake Road lies Ivan's Field, a development of 'local needs' housing on an exceptions site undertaken in around 2006/7.</p> <p>Chart Sutton is a village with very few community facilities (no school, no post office) just a village hall and a temporary community shop in a portacabin as well as a cafe in the former village pub.</p>
Current use	Agriculture
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP	R = >800m	R = Site is 1382m from the nearest GP

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = Site is 3843m to the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1382m to the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is over 800m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 194m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 200m from the nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 31m from the nearest green space
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1423m to the nearest employment site A = Site is 2175m to the nearest service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 111m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is over 5.8km to the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2017m from the nearest cycle route

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Noise unlikely to be a problem
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 1.1km from an AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Grade 2
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land	R = Does not include previously developed land

	<p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not in a safeguarded area of archaeological potential
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = The Assessment rates the site as having very low sensitivity. The site is relatively well screened from Warmlake Road by the planting on the site frontage. There are no significant long-medium distance views of the site.</p> <p>The site frontage is an important and attractive visual feature along Warmlake Road. Overdevelopment would extend the village and therefore does have the potential for landscape impacts which is why the site scores an amber rating.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>N/A</p>
<h3>SA Topic: Flood Risk</h3>		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1</p>
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate</p>
<h3>SA Topic: Biodiversity and Green Infrastructure</h3>		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = There are no designated ancient woodlands.</p>
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage</p>
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage</p>

1. Site Information		
Number (linked to GIS database)	HO3-321	
Site name/address	Nutbrow Land adj Boyton Court Road Tumblers Hill Sutton Valence	
Site area (ha)	5.26 ha	
Approximate yield	150 units	
Proposed no. of pitches	N/A	
Site description	<p>The site lies on the scarp slope of the Greensand Ridge approximately 500m from the eastern edge of Sutton Valence village.</p> <p>The site is located on the south side of the C103 Tumblers Hill/East Sutton Road.</p> <p>It is bounded to the south and west by PROW that meet at its SW corner. The eastern site boundary is formed by Boyton Court Road. The land falls steeply from north to south as it is located on the scarp slope of the Greensand Ridge. The NW corner is 112.4m and the SE corner is 83.7m, a 28.7m fall across the site from north to south.</p> <p>There is a dwelling on Tumblers Hill/East Sutton Road adjacent to the site's NW corner and further dwellings adjoining the southern and south eastern boundaries. Boyton Court a Grade II listed building is located approximately 70m from the site's SE corner.</p> <p>The southern boundary is marked by a substantial tree and hedgerow belt along the PROW.</p>	
Current use	Agriculture	
Adjacent uses	Agriculture Sporadic/Isolated dwellings	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = Site is 641m to a GP</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is over 6.2km from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 931m to the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 547m to the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 389m from outdoor facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 936m from the nearest play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 27m from the nearest greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3765m to the nearest employment site R = Site is 4435m to the nearest service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 868m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is over 5km to the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is over 4.1km to the nearest cycle route

SA Topic: Noise, air quality and causes of climate change

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is over 3.4km from an AQMA

SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2/3
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	R = Does not include previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	A = The southern part of the site lies on or very close to the safeguarded line of the Maidstone to Lympne Roman Road
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Boyton Court to the SE of the site on the east side of Boyton Court Road is a Grade II Listed building
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = The southern part of the site lies on or very close to the safeguarded line of the Maidstone to Lympne Roman Road
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	R = The Assessment rates the site as having very high sensitivity. The site is clearly in open countryside in a prominent location on the Greensand Ridge Scarp

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Slope. There are extensive views across the Low Weald to the south.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	N/A
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = There are no designated ancient woodlands.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage