

1. Site Information		
Number (linked to GIS database)	HO-150	
Site name/address	Land to the north of Vicarage Road, Yalding	
Site area (ha)	3.06ha	
Approximate yield	12	
Site description	Large area of unmanaged woodland with a number of unofficial paths running through. The land drops gently to the south. Public footpath KM192A runs along the north boundary which is open to the path. Beyond this are grazing fields and some woodland. To the east is an arable field. The south boundary is entirely bounded by houses on Vicarage Road (some within 20m) and a narrow strip of the site runs between the dwellings 'Holbrook' and 9 Vicarage Road (potential access). To the west are houses on Blunden Lane and Mount Avenue (within 10m).	
Current use	Woodland	
Adjacent uses	Residential	
2. Sustainability Appraisal		
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>	A = Site is 529m from GP/medical service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = Site is 5,572m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	G = Site is 145m from primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 523m from post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 243m from outdoor sports pitch
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 285m from childrens 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 205m from accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 1,231m from employment sites R = 3868m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 285m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,636m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 873m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 4545m 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	Answer/Evidence
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 agricultural 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	R = Does not include previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	<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>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
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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 = Site is 1,169m from AW or ASNW
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 site is 244m from LWS and 6,130m from LNR

1. Site Information		
Number (linked to GIS database)	HO-151	
Site name/address	Church Farm, Maidstone Road, Marden	
Site area (ha)	30.44ha	
Approximate yield	500	
Site description	<p>The site comprises an extensive tract of agricultural land, divided into large fields, which is used for the cultivation of turf. The site is situated to the north of the railway line at Marden. The site is generally level. Access to the site is from the B2079 Maidstone Road. The access track into the site serves the property Orchard View and the small complex agricultural buildings at Church Farm.</p> <p>The boundaries to the site are demarked by hedgerows. Centrally located within the site are two reservoirs used for the irrigation of the turf. There are also at least a further 3 small ponds within the site and further ponds immediately beyond the western boundary.</p> <p>To the north and east the site adjoins further agricultural fields. The western boundary adjoins the substantial grounds of the property Olivers, which is accessed from Pattenden Lane, and further to the south the commercial unit occupied by Claygate and a field to the rear of the Crest Industrial Estate.</p> <p>The southern boundary of the site abuts the railway line, and gives access to the northern platform of Marden station. The site excludes and skirts to the north of the property The Old Vicarage, which fronts Maidstone Road, and the fields to the rear of this property.</p>	
Current use	Agriculture: turf growing business	
Adjacent uses	Agricultural fields to the east and north; residential plus Pattenden Lane industrial uses to the west; railway line and station to the south and residential. There are a further number of residential properties facing the site to the east of Maidstone Road and a further residential property (Hartridge) to the east of the site on the northern side of Maidstone Road.	
2. Sustainability Appraisal		
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>	G = Site is 179m from medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 5,596m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 487m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 221m from post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 154m from outdoor sports
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 340m from 'neighbourhood' 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 1m from accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 86m from employment space
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

Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 340m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Site is 64m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,388m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 6833m 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	Answer/Evidence
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 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts.
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?	<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>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>
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>
<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 detailed assessment of '<i>landscape capacity to accommodate change</i>' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of '<i>potential landscape effects</i>' using this particular criteria.</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>Moderate</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>	<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>

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
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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 = Site is 725m from AW or ASNW
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 – site is 1366m from LWS and 4067m from LNR

1. Site Information		
Number (linked to GIS database)	HO-152	
Site name/address	Greengates, Lenham Road, Headcorn	
Site area (ha)	2.02ha	
Approximate yield	10	
Proposed no. of pitches	N/A	
Site description	<p>The site is set back 140m to the southeast of Lenham Road, around 2km northeast of Headcorn. It is a rectangular and level open grassed field, which was being grazed by sheep on our site visit. There is a temporary gypsy site known as 'Long Lane' (September 2013) in the west corner, although this is not currently in use. The site is generally level.</p> <p>It is bounded on all sides by sparse but established tree/hedge lines. To the north, east and south is open pasture land and around 95m to the northwest are three gypsy sites (Greengates (unauthorised: pending app. 10/2177), Acers Place (temp permission until 2017 & Oak Tree Farm (unauthorised: pending app. 10/1522)).</p>	
Current use	Grazing land and temporary gypsy site	
Adjacent uses	Temporary and unauthorised gypsy sites and grazing land	
2. Sustainability Appraisal		
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 2,593m from GP/Medical service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = Site is 7,173m from the nearest secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2,644m the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,284m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 1,459m from 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	A = Site is 2,341m from 'neighbourhood' 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 1,842m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 6,521m from the nearest existing employment site R = Site is 2,620m 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 land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,341m 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 2,627m 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 874m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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. Some traffic noise from Lenham Road but not raised as issue under nearby gypsy sites.
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 8282m 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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 3a agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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	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?	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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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

<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p>R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m</p>	<p>G = Site is 935m from the nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage Site is 930m from a LWS G = No likely impacts identified at this stage Site is 7,613m from the nearest LNR</p>

1. Site Information		
Number (linked to GIS database)	HO-153	
Site name/address	Land at Great Love Farm, Love Lane, Headcorn	
Site area (ha)	0.36ha	
Approximate yield	2	
Proposed no. of pitches	N/A	
Site description	This site is part of a field in a generally sparsely developed area of open countryside. A public footpath adjoins the eastern boundary and the River Sherway is some distance to the north. A mobile home and commercial yard lie to the east and a farmhouse to the north.	
Current use	Agricultural	
Adjacent uses	Agricultural, residential and commercial	
2. Sustainability Appraisal		
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>R = Site is 1,966m from the nearest GP/Medical service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = Site is 8,679m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = Site is 2,134m from the nearest primary school</p>

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 4,818m from the nearest post office
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 832m from 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	A = Site is 1,978m from 'neighbourhood' 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 2,145m from the nearest area of publicly accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 6,9421m from local employment provision A = Site is 1,949m from the nearest local service
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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,978m 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 1,760m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 245m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 9340m 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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously	R = Does not include previously developed land	R = Does not include previously developed land

developed land?	<p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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?	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	G = Not within or adjacent to the Green Belt

	openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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	A = 13.75% of the site is within Flood risk zone 2
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 = Site is 1,582m from an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
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

<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>G = No likely impacts identified at this stage A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	<p>A = Potential impacts identified by County Council Ecologist Site is within LWS G = No likely impacts identified at this stage Site is 7,145m from LNR</p>
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1. Site Information		
Number (linked to GIS database)	HO-154	
Site name/address	Broomfield Park, Kingswood	
Site area (ha)	50.70ha	
Approximate yield	900	
Proposed no. of pitches	N/A	
Site description	This is a large site on the western edge of Kingswood village. The site is screened on the west, north and east sides by tree growth, although on the northern edge this is quite permeable. The site is comprised of separate parcels of land used for different purposes, although most of the site is used as a nursery for Christmas trees. The land is mostly flat but rises slightly to the north from Gravelly Bottom Road.	
Current use	A mixture of uses, Christmas tree nursery and sales, storage for cars and caravans, workshops, and a general dumping ground for non-specific waste items. Also woodland.	
Adjacent uses	South – residential. North – agricultural. East – Kingswood village. West – woodland.	
2. Sustainability Appraisal		
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 G = Within 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
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 746m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4775m 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 679m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = site 548m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 949m from 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	A = 952m from 'neighbourhood' 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 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 3,339m from nearest local employment service R = Site is 3,972m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 952m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,549m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,254m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 3014m 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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3a agricultural land</p> <p>G = Does not include 1, 2 or 3a agricultural land</p>	<p>A = Includes Grade 2 agricultural land</p> <p>51% classified as Grade 3b. 4% classified as 3a. Potential for the loss of 27hectares.</p>
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>	<p>A = Partially within previously developed land</p>

Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment

Appraisal Question	Criteria	Answer/Evidence
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>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
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>	<p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>
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</p>	<p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>

	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>	<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>
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>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>
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>
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> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</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>	<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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
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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 = <400m from an AW/ASNW
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 = 0m from LWS Potential impacts identified by County Council Ecologist G = 6,496m from LNR No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO-155	
Site name/address	Maidstone urban extension	
Site area (ha)	164.03ha	
Approximate yield	4500	
Proposed no. of pitches	N/A	
Site description	<p>This is a very large site which is removed from the urban periphery of Maidstone to the south east along the A274, Sutton Road, by approximately 1km. The site lies in very close proximity to the village of Otham (a Conservation Area) to the west and Leeds (a Conservation Area) and Langley to the east.</p> <p>The site encompasses land to the east of New Road, Otham and Otham Street, extending along Otham Street nearly as far as Caring Road to the North. The site's north eastern and eastern boundaries lie in close proximity to Caring Lane and the site crosses Back Street at Arnold Farm. To the south, the site extends as far as the A274, taking in Rumwood Nursery on New Road. New Road itself is the most suitable point of entry to the site from the A274.</p> <p>The centre portion of the site is not included in the site submission. This section includes several detached residential properties and farm buildings along Holly Farm Road and part of Avery Lane near its junction with Holly Farm Road.</p> <p>There are a number of roads and tracks traversing the site, including Avery Lane in the centre of the site and Stoneacre Lane to the west, which has a Grade II* Listed Building (Stoneacre) abutting the site boundary in this area.</p> <p>The southernmost and central sections of the site, closest to the A274, Sutton Road, are relatively flat and consist of open fields, some of which are used as orchards, and for market gardening, including greenhouses. The remainder of the land in this location consists of open green fields with individual farm buildings and a number of residential properties, particularly along Holly Farm Road, Back Street and Avery Lane. Most of the fields in this area have high hedges and are adequately screened from the roads.</p> <p>To the west of the site's central area, there is a deep and picturesque valley separating Stoneacre Lane and Otham Street, the majority of which is in the Otham Conservation Area. When standing near the war memorial and playing field at the junction of Otham Lane and Stoneacre Lane, there are clear and uninterrupted views across the valley in the direction of Caring Lane.</p> <p>Similarly, there is a valley running west/east between the northern section of Otham Street and Caring Lane (near junction with Forge Lane). The section of the site near Arnold Court on Caring Lane is significantly higher than the parcel of land in close proximity to Stoneacre and the land in between can be described as undulating. There are clear views from the site boundary in the vicinity of Arnold Court towards the North Downs.</p>	
Current use	Site has a number of uses at present including: Horticultural, Agriculture and Residential	
Adjacent uses	Predominantly horticultural and agricultural uses	
2. Sustainability Appraisal		
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	A = The site is 457m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1747m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = The site is 1048m 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 1220m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 133m from a 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 = The site is 1m 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 142m to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service)	R = >2400m	G = The site is 763m from an employment site. G = The site is 934m from the nearest service centre.

centre?)	A = 1600-2400m G = <1600m	
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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 1m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2047m 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 8749m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 adverse impact due to the scale of development proposed.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA	A = Site is 549m from an AQMA.

	<p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	
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	Answer/Evidence
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>	<p>A = Includes Grade 1, 2 or 3 agricultural land 4% Grade 1, 4% Grade 2, 79% Grade 3.</p> <p>Potential loss of 125 hectares (of which 12 hectares would be Grade 1/2).</p>
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:		
<p>SA Objective 7. To create and sustain vibrant, attractive and clean communities</p> <p>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</p>		
Appraisal Question	Criteria	Answer/Evidence
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>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>

<p>Is the allocation of the site likely to impact upon a Conservation Area?</p>	<p>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.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
<p>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>	<p>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</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>Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?</p>	<p>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.</p>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>
<p>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>	<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 G = Not within or adjacent to the Green Belt</p>	<p>G = Not within or adjacent to the Green Belt.</p>
<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>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</p>	<p>R = Likely adverse impact as the site is of considerable size and currently only has a few dwellings. The Landscape Character Assessment (2012) assessed the site as having 'very high' sensitivity¹.</p>
<p>SA Topic: Flood Risk</p>		

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

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 154m from an AW/ASNW.
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 County Council Ecologist has stated there is 'potential for significant ecological impacts.'

1. Site Information		
Number (linked to GIS database)	HO-156	
Site name/address	Tongs Meadow and land at Harrietsham Primary School, West Street, Harrietsham	
Site area (ha)	3.31ha	
Approximate yield	99	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the western edge of the village of Harrietsham and consists of a large irregular shaped field of overgrown and unmaintained grassland. The field undulates and is at its highest point to the north. The eastern part of the site in close proximity to West Street and the residential development at Baldwin's Place is relatively flat.</p> <p>The site is bounded by West Street to the south, Baldwin's Place and commercial properties at Station Road to the east, Harrietsham Primary School to the west and the Ashford-London train line to the north east. There are some mature trees dispersed throughout the northern part of the site.</p> <p>There is a strong hedgerow and tree boundary along the southern boundary which is positioned above road level to the south. Further south, on the opposite side of West Street are large 1-2 storey detached, semi-detached and terraced residential dwellings and a new development of similar sized dwellings is in the early stages of development on Hook Lane. The roofs of these dwellings are visible from the middle of the site, as are some of the dwellings on Baldwin's Place to the east.</p>	
Current use	The site is currently vacant and overgrown.	
Adjacent uses	<p>North – Ashford-Maidstone railway line – also, land adjoining site to the north west is owned by KCC and used as a playing field (football Pitch) by the Harrietsham Primary School</p> <p>South – ongoing residential development of Hook Lane site</p> <p>East – existing residential dwellings at Baldwin's Place and industrial/commercial estate near station</p> <p>West – Harrietsham Primary School</p>	
2. Sustainability Appraisal		
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?	R = >800m A = 400m – 800m G = <400m	A = The site is 672m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2728m 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 539m 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 2964m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 566m 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 691m 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	A = The site is 459m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 adjacent to an employment site. R = The site is 3227m from a 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	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p>G = Within or close to the 40% most deprived Super Output Areas within the country.</p>	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	A = The site is 691m from the nearest bus stop.
How far is the site from the nearest train station?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	G = The site is 32m from a train station.
How far is the site from the nearest cycle route?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = The site is 984m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	A = Potential adverse impact as the site is bounded by a commercial estate and a railway line.
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	G = Site is 3972m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
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 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?	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	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and

	future. N = No information available at this stage	allocated for development in the Local Plan.
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.
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?	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 Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity ¹ .
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		

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

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 = The site is 1430m from an AW/ASNW.
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 are potential significant impacts identified by County Council Ecologist. These may affect bats, breeding birds and Great Crested Newts.

1. Site Information		
Number (linked to GIS database)	HO-157	
Site name/address	Land south of Ashford Road, Harrietsham	
Site area (ha)	4.84ha	
Approximate yield	71	
Proposed no. of pitches	N/A	
Site description	The site consists of a grazing field which slopes down to the south. There is no internal vegetation within the site and the site is open in appearance. The site wraps around the built up area to the south west where there is a slight valley with a stream in close proximity to Fairbourne Lane. The site is bounded to the north by Ashford Road, to the south by the CTRL rail line and the M20 and to the west by Fairbourne Lane, the Roebuck Business Park and allotments. To the east are residential units at Taylor Close and mixed-use along East Street with open land beyond to the south-east.	
Current use	Agricultural	
Adjacent uses	Employment, residential, allotments, CTRL and M20 motorway. The northern tip of the site is in close proximity to the village shop.	
2. Sustainability Appraisal		
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>	A = The site is 532m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = The site is 2442m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 291m from the nearest primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2942m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 347m from a 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 504m 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	A = The site is 461m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 adjacent to an employment site. R = The site is 2943m from a 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.
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 504m 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 364m 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 1401m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 adverse impact from the M20 motorway and the HS1 railway.
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 4279m 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	Answer/Evidence
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>	G = Does not include Grade 1, 2 or 3 agricultural land.
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.
<p>Landscape, townscape and the historic environment:</p> <p>SA Objective 7. To create and sustain vibrant, attractive and clean communities</p> <p>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</p>		
Appraisal Question	Criteria	Answer/Evidence
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>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
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>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>
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>
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> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>G = There is unlikely to be an adverse impact as the site is bound by Ashford Road, CTRL and the M20 although the land is currently open. The Landscape Character Assessment (2012) identified the sensitivity of the wider landscape as 'moderate'.</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>	<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>

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 = The site is 1276m from an AW/ASNW.</p>

	G = >400m	
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 = Potential impacts identified by County Council Ecologist include the species rich hedgerow which forms the boundary to the south of the site and the LWS 112m away.

1. Site Information	
Number (linked to GIS database)	HO-158
Site name/address	Land at Langley Park, Sutton Road
Site area (ha)	31.59ha
Approximate yield	600
Site description	Adjacent to urban area
Current use	Greenfield – no current use.
Adjacent uses	Industrial estate, driving range and nursery.

2. Sustainability Appraisal

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>	G = Within the Maidstone Urban Area or a rural service centre
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 897m from medical/GP service
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 1,442m from the nearest 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 554m from the nearest primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p>	A = Site is 652m from the nearest post office

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 16m from the nearest outdoor sports pitch
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 602m from 'neighbourhood' 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 16m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 within an employment area and G = 568m from 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	R = Allocation will lead to significant loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m	A = Site is 602m 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 3,956m 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 3,042m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 = Within or adjacent 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	Answer/Evidence
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 agricultural 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:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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 = Contains or is adjacent to a listed building 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 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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	N = No information available at this stage

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>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>	
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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>	<p>R = Flood risk zone 3a; 0.4%</p> <p>A = Flood risk zone 3b; 0.4%</p> <p>A = Flood risk zone 2: 0.5%</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>

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>	<p>G = 615m from an AW/ASNW</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 1,757m from a LWS, 3,960m from a LNR</p>

1. Site Information	
Number (linked to GIS database)	HO-159
Site name/address	Five Acre site adjacent to Bensted Close, West Street, Hunton
Site area (ha)	1.90ha
Approximate yield	60
Proposed no. of pitches	N/A
Site description	The site is part of an open field, generally very flat. It is bounded by fields to the northwest and north east, with a residential close to the south west. There is a Historic Park opposite the site.
Current use	Agricultural field
Adjacent uses	Residential and agricultural

2. Sustainability Appraisal

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>R = The site is 2143m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = The site is 4067m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>G = The site is 279m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2240m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 397m from a 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 461m 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 9m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = The site is 2943m from an employment site. R = The site is 2590m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The 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 = The site is 3459m 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 6362m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 4566m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
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?	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?	<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>	A = The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity ¹ . There are large scale open fields with clear long distance views.

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 = The site is 851m from an AW/ASNW.
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.

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

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
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1. Site Information		
Number (linked to GIS database)	HO-160	
Site name/address	The Grange, George Street, Staplehurst	
Site area (ha)	4.49ha	
Approximate yield	100	
Proposed no. of pitches	N/A	
Site description	The site is located to the north of Staplehurst. The site is currently surrounded by open countryside, although the land to the south is proposed as a significant car park expansion – brought forward by a proposal for a new supermarket to the south of the railway line. There is some sporadic development to the north and to the east of the site. There is an existing property within the site. There are a number of trees within the site and significant hedge planting along the boundaries. There are four trees covered by a TPO that are located within the northern part of the site. There are ponds within the application site, and one to the north of the site. It is also noted that there are a significant number of water bodies within the land to the south of the site. The land is generally flat, although there is a slight rise from south to north and from west to east.	
Current use	Residential and undeveloped land	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
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 = The site is 1247m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 6640m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1158m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 338m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 238m 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 498m 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 208m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 86m from the nearest employment site. G = The site is 1268m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 134m 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 119m 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 7342m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 / not applicable
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 6596m 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	Answer/Evidence
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	A = Includes Grade 1, 2 or 3 agricultural land.

	G = Does not include 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
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	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt.

the site likely to cause harm to the objectives of the Green Belt designation?	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	
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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
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 = The site is 2309m from an AW/ASNW.

	G = >400m	
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 although the site has a number of ponds which may include Great Crested Newts.

1. Site Information		
Number (linked to GIS database)	HO2-161	
Site name/address	Land to the west of Goudhurst Road, Marden	
Site area (ha)	24.35ha	
Approximate yield	700	
Site description	<p>This is a large site west of Goudhurst Road in the open countryside adjacent to the village of Marden. The northern boundary of the site abuts the Ashford – Tonbridge rail line and the north eastern and southern boundaries abut the gardens of residential properties on Goudhurst Road. The western boundary of the site is less well defined and extends into the open countryside. There are clear views into the site and beyond into the open countryside when travelling on Goudhurst Road. The character of the area, particularly at the site's southernmost boundary is rural, where views to the west comprise flat open fields.</p> <p>A tributary of the River Teise flows through the centre of the site and of particular importance is that the majority of the site is in Flood Zones 2 and 3.</p>	
Current use	Agricultural land – floodplain for River Teise	
Adjacent uses	Residential, agricultural, industry	
2. Sustainability Appraisal		
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>	A = 430.6m from the nearest medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6,549m from the nearest secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 127.41m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 741.1m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 140.3m 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 = 367.98m from 'neighbourhood' 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 = 320.5m (ANGST) from the nearest area of publicly accessible greenspace (>)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 96.32m from employment site G = 702.39m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 227.9m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 473.78m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8,897.75m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 7761m 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	Answer/Evidence
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 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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	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?	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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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?	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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated The 2012LCA concluded that the condition of the site is good, the sensitivity; high and overall aim is to conserve.

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	R = Flood risk zone 3b = 61.5% A = Flood risk zone 3a = 66.1% A = Flood risk zone 2 = 90.6%
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	R = Development should not be permitted

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 = 1,289.9m from an AW/ASNW
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; 2,185.06m from SSSI
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; 1,293.03m from LWS G = No likely impacts identified at this stage; 4,601.73m from LNR

1. Site Information

Number (linked to GIS database)	HO2-162
Site name/address	127 Hockers Lane, Detling
Site area (ha)	1.12ha
Approximate yield	28
Site description	Flat, open garden lawn. Residential to west and south. Golf course to the north and east.
Current use	Garden land.
Adjacent uses	Residential and agricultural.

2. Sustainability Appraisal

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 = 677m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 1890.30m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 911.9m from the nearest primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>A = 642m from the nearest post office</p>

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0m 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 = 476.6m from 'neighbourhood' 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 = 6.73m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 1,950.76m to local employment provision G = 587m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 609m from bus stop

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 956m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 3.6m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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	A = Site is 90m 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	Answer/Evidence
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 agricultural 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:

SA Objective 7. To create and sustain vibrant, attractive and clean communities

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment

Appraisal Question	Criteria	Answer/Evidence
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 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</p>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact The 2012 Landscape Character Assessment concluded this site is of good condition, low sensitivity and overall aim to reinforce

	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
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 = 22.22m from an AW/ASNW
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; 1,774m from SSSI
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 = Potential impacts identified by County Council Ecologist; 7.03m from LWS G = No likely impacts identified at this stage; 845m from LNR

1. Site Information		
Number (linked to GIS database)	HO2-163	
Site name/address	Oakdene Farm, Leeds Road, Langley	
Site area (ha)	17.15ha	
Approximate yield	500	
Site description	This site is mainly a large area of farmland, used for growing fruit under polytunnels, with yard, agricultural buildings and workers caravans in the centre. There is some residential development adjoining, mainly of linear form. The site joins a Site of Nature Conservation Interest to the north-east.	
Current use	Agricultural	
Adjacent uses	Agricultural and residential	
2. Sustainability Appraisal		
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>R = 806m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 3518.2m from a secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 1040.30m from primary school</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1108.01m from post office
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 397m 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 = 552.5m from 'neighbourhood' 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 = 0m from the nearest area of publicly accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = 2056.15m to local employment provision R = 2625.3m 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 92m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4634m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2349m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 1762m 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	Answer/Evidence
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 agricultural 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 = Partially within previously developed land

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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	R = Likely adverse impact (taking into account scale,	A = Likely adverse impact (taking into account scale,

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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	condition and sensitivity issues), which is likely to be appropriately mitigated The 2012 LCA concluded this site should be conserved and reinforced
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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 = 0m from an AW/ASNW
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; 3519.9m from SSSI
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 = Potential impacts identified by County Council Ecologist; 0m from LWS G = No likely impacts identified at this stage; 5858m from LNR

1. Site Information

Number (linked to GIS database)	HO2-164
Site name/address	Land at the junction of Heath Road and Gallants Lane, East Farleigh
Site area (ha)	1.03ha
Proposed Yield	26
Site Description	Part of the site contains partly a builder's yard with open storage and the other part is an open field with the appearance of a paddock. There is a slight slope to the land northwards. Surroundings are a mixture of mainly residential and agricultural.
Current use	Builders yard and paddock.
Adjacent uses	Mainly residential/agricultural.

2. Sustainability Appraisal

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>R = 1,287.4m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 2,969.7m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 1,227.2m from primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p>	<p>R = 1,294.3m from post office</p>

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,441.1m 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 = 0m from 'neighbourhood' 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 = 72.42m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 3050.48m from employment site G = 1248m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 28m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,904.54m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4,093.19m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 2503m 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	Answer/Evidence
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 agricultural 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 = Partially within previously developed land

Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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 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.
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	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

of the impacts is unlikely to be achieved?	<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>	The 2012 LCA concluded the condition of the site is good and the sensitivity; moderate, the overall aim for the site is to conserve and reinforce
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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>	A = 167m from an AW/ASNW
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; 2852m from SSSI
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>A = Potential impacts identified by County Council Ecologist; 165m from LWS</p> <p>G = No likely impacts identified at this stage; 3,446m from LNR</p>

1. Site Information	
Number (linked to GIS database)	HO2-165
Site name/address	Barn Meadow (west of Oak Tree Cottage), The Street, Ulcombe
Site area (ha)	2.79ha
Approximate yield	26
Site description	The site lies to the north and west of the village of Ulcombe. The site is currently an agricultural field.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.

2. Sustainability Appraisal

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>R = 1,362.5m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 5,335m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>G = 351m from the nearest primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>R = 1,732.13m from the nearest post office</p>

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 590.2m 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 = 729m from 'neighbourhood' 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 = 792.83m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 3,511.40m from employment site R = 5,154.68m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = 426m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3,921m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6,226m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 5412m 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	Answer/Evidence
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 3 agricultural 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:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

of the impacts is unlikely to be achieved?	<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>	The 2012 LCA concluded this site has good condition, high sensitivity and overall should conserve
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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 = 783.21m from an AW/ASNW
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; 5,308.19m from SSSI
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; 1,134.2m from LWS</p> <p>G = No likely impacts identified at this stage; 8,700.3m from LNR</p>

1. Site Information		
Number (linked to GIS database)	HO2-167	
Site name/address	Winders (west of Reservoir Cottage), Lenham Road, Harrietsham	
Site area (ha)	0.70ha	
Approximate yield	18	
Site description	<p>This is a rectangular site opposite Fairbourne Reservoir on Lenham Road in Fairbourne Heath. The northern and western boundaries of the site border Lenham Road and Windmill Hill respectively, both of which are narrow minor roads. The site is well screened from view by mature hedgerows along both boundaries. The eastern site boundary abuts a large detached residential dwelling and a strong hedgerow screens the site from the property. The southern boundary of the site is not defined and is in the open countryside. The character of the area surrounding the site is very rural. There are several properties (mostly large and detached) along Lenham Road and Windmill Hill but this cluster of dwellings is removed from Kingswood to the west, Harrietsham to the north, Ulcombe to the south and Platts Heath to the east.</p>	
Current use	Site is unmanaged and overgrown	
Adjacent uses	Residential	
2. Sustainability Appraisal		
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 = 1,790m from medical hub/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 3814.89m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,711.89m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,894.29m to the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,512.2m 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 = 1,498.7m from 'neighbourhood' 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 = 179.35m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 2,176m from local employment site R = 4,203m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 975m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,616m site from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7,146m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage.
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 5248m 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	Answer/Evidence
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 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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	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?	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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
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 = 14m from an AW/ASNW
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; 4,540.2m from SSSI

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 = Potential impacts identified by County Council Ecologist; 111.06m from LWS G = No likely impacts identified at this stage; 9,762.2m from LNR
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1. Site Information		
Number (linked to GIS database)	HO2-168	
Site name/address	College Farm, Ulcombe Hill, Ulcombe	
Site area (ha)	0.31ha	
Approximate yield	8	
Site description	<p>The site is located to the east of Ulcombe Hill, and to the north of the village of Ulcombe. To the east lies a car sales unit with further sporadic development as one travels westwards. The village of Kingswood lies further west.</p> <p>To the north – undeveloped fields. To the east – undeveloped fields. To the south – undeveloped fields. The land is relatively flat. There is a substantial hedge to the road frontage.</p>	
Current use	Undeveloped land	
Adjacent uses	Residential and agricultural.	
2. Sustainability Appraisal		
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>R = 818m from the nearest GP/Medical service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 4,639m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 899m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1154m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 541m 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 = 529m from 'neighbourhood' 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 = 1,233m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 2,479m from employment sites R = 5,067m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 11m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,863m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6,174m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 4546m 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	Answer/Evidence
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 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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	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?	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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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?	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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated The 2012 Landscaper Character Assessment Concluded the condition of the site is good, the sensitivity; High and the overall aim is to conserve.

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 = 12m from an AW/ASNW
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; 4,363m from SSSI
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 = Potential impacts identified by County Council Ecologist; 6m from LWS G = No likely impacts identified at this stage: 8,868m from LNR

1. Site Information		
Number (linked to GIS database)	HO2-169	
Site name/address	Jarrak Barn (south of 15 Caring Lane), Caring Lane, Bearsted	
Site area (ha)	0.50ha	
Approximate yield	2	
Site description	Relatively level, well screened with substantial tree boundary at front. Existing garage lock up on site, no other hard standing. A few trees within the site. No footpaths or street lighting.	
Current use	Unclear save for the garage.	
Adjacent uses	Residential to north and west. Paddocks to the south.	
2. Sustainability Appraisal		
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 = 1,696m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 3,740m from the nearest 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>	R = 1,740m from the nearest primary school
How far is the site from the nearest post office?	R = >800m	R = 1,777m from the nearest post office

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 72m 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	A = 1,625m from 'neighbourhood' 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 = 317m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = 3,074m from local employment provision G = 1,476m from nearest local service
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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m	G = 344m from 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 = 1,936m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,985m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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	A = Site 933m 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	Answer/Evidence
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 agricultural 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:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact. The 2012

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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	Landscape character assessment concluded this site to be of poor condition, low sensitivity and with an overall aim to improve the site
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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 = 363m from an AW/ASNW
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; 1,858m from SSSI
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; 512m from LWS G = No likely impacts identified at this stage; 3,550m from LNR

1. Site Information		
Number (linked to GIS database)	HO2-170	
Site name/address	Land adjacent to Four Wents Orchard, Chartway Street, Sutton Valence	
Site area (ha)	0.67ha	
Approximate yield	20	
Proposed no. of pitches	N/A	
Site description	The site contains a modern agricultural building and is generally overgrown with trees, brambles, etc. There is a public footpath to the west and a number of mature trees of high amenity value. There is agricultural land to the north and a scattering of dwellings around the site. The site may formerly have been a nursery, although it could be argued that this use may have been abandoned.	
Current use	Agricultural	
Adjacent uses	Agricultural and residential	
2. Sustainability Appraisal		
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 = The site is 759m from the nearest medical centre/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = The site is 4290m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = The site is 879m from the nearest primary school.</p>

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 884m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 279m 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 382m 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 169m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = The site is 2774m from the nearest employment site. R = The site is 3381m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 219m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 5242m 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 3123m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 2482m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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	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?	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?	<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>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
<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>	High
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>	A = The site is 169m from an AW/ASNW.

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)	HO2-171	
Site name/address	Land at George Street, Staplehurst	
Site area (ha)	2.24ha	
Approximate yield	56	
Proposed no. of pitches	N/A	
Site description	The site is located to the north of Staplehurst. The site is currently surrounded by open countryside. There is some sporadic development to the north and to the east of the site. There is an existing property within the site. There are no ponds within the application site, although it is also noted that there are a significant number of water bodies within the land to the south of the site. The land is generally flat, although there is a slight rise from south to north and from west to east.	
Current use	Residential and undeveloped land	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
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 G = Within 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.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 1274m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 6590m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1189m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 481m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 131m 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 511m 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 63 from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 67m from the nearest employment site. G = The site is 1302m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 263m 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 246m 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 7351m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 6611m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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	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?	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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt.

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate

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 = The site is 2224m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

Special Scientific Interest (SSSI)?	Ecologist 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)	HO2-172
Site name/address	Land off Heath Road, Boughton Monchelsea
Site area (ha)	2.88ha
Approximate yield	24
Proposed no. of pitches	N/A
Site description	The site is a mixture of fields and cobnut platt, with some mature trees and a pair of dwellings. There are dwellings to the north and east, allotments to the west and open space to the south.
Current use	Agricultural cobnut platt and dwellings.
Adjacent uses	Residential, allotments and open space.

2. Sustainability Appraisal

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>R = The site is 1781m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>G = The site is 712m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>G = The site is 226m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 18m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 55m 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	G = The site is 140m 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 adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = The site is 1850m from the nearest employment site. A = The site is 1978m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 93m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4058m 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 1997m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 1072m 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	Answer/Evidence
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	G = Does not include 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan</p>
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>	<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>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan</p>
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?	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?	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	G = The Landscape Character Assessment (2012) assessed the site as having a very low sensitivity. There is existing built development with limited long range views.

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 = The site is 488m from an AW/ASNW.
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)	HO2-173	
Site name/address	Land south of Court Lodge Cottages, Court Lodge Road, Harrietsham	
Site area (ha)	4.38ha	
Approximate yield	50	
Proposed no. of pitches	N/A	
Site description	<p>The site lies in the open countryside to the north of Harrietsham village, and abuts the existing village development boundary in a very small section of to the north east. The site is detached from the main built up area of the settlement and physically separated by the railway line to the south and a strong wooded boundary to the east, with a lake beyond. The site is adjacent to the North Downs Area of Outstanding Natural Beauty immediately to the west and north.</p> <p>Several residential dwellings (Court Lodge Cottages) look directly on to the site along its northern boundary, which is quite open apart from some intermittent hedges and trees. These dwellings are situated along Court Lodge Drive, which is accessed via Church Road to the west. Court Lodge Drive is a private lane leading to Court Lodge Farm.</p> <p>A public footpath which runs along the western perimeter of the site connects Court Lodge Drive to the railway station.</p> <p>The southern, eastern and western boundaries of the site are tree lined and form strong boundaries with the adjacent fields to the west, railway line to the south and pond to the east.</p>	
Current use	Arable land	
Adjacent uses	Residential, agricultural, transport (rail station close to boundary of site across rail line)	
2. Sustainability Appraisal		
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>	G = The site is 294m from the nearest medical hub/GP.

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2327m 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 245m 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 2871m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 232m 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 346m 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	A = The site is 579m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 89m from the nearest employment site. R = The site is 2816m from 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.

Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p>G = Within or close to the 40% most deprived Super Output Areas within the country.</p>	N/A
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	G = The site is 171m from the nearest bus stop.
How far is the site from the nearest train station?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	G = The site is 186m from the nearest train station.
How far is the site from the nearest cycle route?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = The site is 7816m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	A = The site lies adjacent to Ashford-Maidstone railway line.
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	G = Site is 4414m 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	Answer/Evidence
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 = Includes Grade 1, 2 or 3 agricultural land.
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:		
<p>SA Objective 7. To create and sustain vibrant, attractive and clean communities</p> <p>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</p>		
Appraisal Question	Criteria	Answer/Evidence
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>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan</p>
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>	<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>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan</p>

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>	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p>
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>
<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 detailed assessment of '<i>landscape capacity to accommodate change</i>' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of '<i>potential landscape effects</i>' using this particular criteria.</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>Low</p>
<p>SA Topic: Flood Risk</p>		
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>

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 = The site is 1206m from an AW/ASNW.
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 although the surrounding hedgerows may be species rich.

1. Site Information		
Number (linked to GIS database)	HO2-174	
Site name/address	Land south of Grigg Lane, Headcorn	
Site area (ha)	4.15ha	
Approximate yield	54	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the east of Headcorn, on the southern side of Grigg Lane. To the east of the site is an agricultural business, and to the west residential properties. To the north is a housing development currently under construction.</p> <p>To the south is undeveloped land.</p> <p>The land is relatively flat, although does fall southwards.</p> <p>The land is bound to the north by hedgerow – with some sporadic tree planting within the site. There is a cluster of trees at the southern end of the site.</p>	
Current use	Undeveloped land	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
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>	A = The site is 654m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 9328m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 812m 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 5361m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 284m 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 689m 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	A = The site is 2074m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = The site is 5621m from the nearest employment site. G = The site is 648m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	N/A

	Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 257m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = The site is 546m 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 9275m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 8485m 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	Answer/Evidence
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>	<p>A = Includes Grade 1, 2 or 3 agricultural land.</p> <p>41% Grade 3b. Potential loss of 1.7 hectares.</p>
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>	<p>R = Does not include previously developed land.</p>

Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment

Appraisal Question	Criteria	Answer/Evidence
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>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
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>	<p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>
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>	<p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>
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>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p>

	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?	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 Landscape Character Assessment (2012) assesses the wider area as good condition with a high sensitivity. The site abuts residential development on two sides and landscape mitigation would be possible to reduce any adverse impact of development.

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	R = The site is within both flood zone 3a (37%) and flood zone 3b (30%).

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 = The site is 2057m from an AW/ASNW.

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>	A = No likely impacts identified at this stage although there is a number of ponds surrounding the site where Great Crested Newts may be present. The site is within 100m of a LWS.

1. Site Information		
Number (linked to GIS database)	HO2-175	
Site name/address	Land at Green Lane, Langley	
Site area (ha)	0.66ha	
Approximate yield	17	
Proposed no. of pitches	N/A	
Site description	The site is part of a larger site currently utilised as a nursery for trees, which are then sold on in garden centres. There a number of trees (some significant) and hedgerows to the boundaries of the site.	
Current use	Nursery for the growing of trees for onward sale at garden centres	
Adjacent uses	North: Residential properties within the settlement of Langley Heath; East: Some residential and open countryside; South: A few residential dwellings on Green Lane, then open countryside; West: The remainder of the larger site (i.e. tree nursery).	
2. Sustainability Appraisal		
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>G = The site is 283m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = The site is 3284m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	<p>R = The site is 2131m from the nearest primary school.</p>

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1788m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1378m 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 309m 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	A = The site is 416m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 = The site is 1838m from the nearest employment site. R = The site is 2453m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 98m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4203m 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 2159m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 1544m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.

<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>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</p>	<p>R = The Landscape Character Assessment (2012) assessed the site as having a very high sensitivity¹. The site is a mixture of pasture and orchard with small woodland blocks.</p>
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
<p>Is allocation of the site within a flood zone?</p>	<p>R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1</p>	<p>R = 9% of the site is in flood zone 3a and 9% is in Flood risk zone 3b.</p>
<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>	<p>R = Development should not be permitted A = Exception test is required G = Development is appropriate</p>	<p>R = Development should not be permitted</p>

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p>R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m</p>	<p>G = The site is 424m from an AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

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.
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1. Site Information		
Number (linked to GIS database)	HO2-176	
Site name/address	Whippet Meadow, Hockers Lane, Detling	
Site area (ha)	1.85ha	
Approximate yield	46	
Proposed no. of pitches	N/A	
Site description	Set down from Hockers Lane, adjacent to motorway, visible from north, trees on boundary, pumping station on opposite side of road. Open or wooded on other boundaries. Awkward shaped site.	
Current use	Whippet racing	
Adjacent uses	Motorway to north. Wooded/open land on other sides	
2. Sustainability Appraisal		
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>R = The site is 1091m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = The site is 2197m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = The site is 1449m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 907m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 391m 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 956m 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 adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = The site is 1886m from the nearest employment site. G = The site is 1019m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 775m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1322m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = The site is 326m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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	R = Within or adjacent 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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>	A = In close proximity to 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.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The Landscape Character Assessment (2012)

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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	assessed the site as having a moderate sensitivity ¹ . There are large blocks of trees on the site which is within 50m of the Kent Downs AONB.
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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	R = The site includes an AW/ASNW.
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 adjacent to a LWS.

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

1. Site Information		
Number (linked to GIS database)	HO2-177	
Site name/address	Top Meadow, Hockers Lane, Detling	
Site area (ha)	0.76ha	
Approximate yield	19	
Proposed no. of pitches	N/A	
Site description	Pond dominates centre of site. Existing access. Site set well back to existing street/built development on Hockers Lane. Railway line and motorway to south.	
Current use	Wildlife site	
Adjacent uses	Railway	
2. Sustainability Appraisal		
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>R = The site is 1562m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = The site is 2653m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = The site is 1742m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 697m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 669m 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 1416m 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 adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = The site is 2099m from the nearest employment site. G = The site is 1491m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 617m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1438m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = The site is 745m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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	A = Site is 82m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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>	A = In close proximity to 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.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The site falls within the Kent Downs AONB

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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	designation. The Landscape Character Assessment (2012) assessed the site as having a high sensitivity ¹ . There are infrastructure routes close to the boundary along with listed buildings which create a traditional setting.
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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	R = Includes AW/ASNW.
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 currently a LWS.

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

1. Site Information		
Number (linked to GIS database)	HO2-178	
Site name/address	Land at the junction of New Cut Road and Bearsted Road, Maidstone	
Site area (ha)	0.47ha	
Approximate yield	19	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises a corner plot at the junction of New Cut Road and Ware Street. This junction has seen some extensive works within recent months providing access for KIMS located opposite and the proposed site lies adjacent to this new roundabout. The site is reasonably open in character and is set on a lower level than the road by approximately 1m/1.5m and currently dense rough grassland. This grassland extends to the boundaries with the highway. The site also has a stream which runs along its eastern and southern boundary linking to Vinters Park in the west. As a result together with the low level of this land, the land appears to be boggy in places particularly during winter months. Also bordering the eastern and southern boundaries is a densely planted area of woodland linking to that extending along Ware Street itself.</p> <p>The site is on the edge but within the urban boundary.</p> <p>The site is in a prominent location and due to its open character, is significantly visible from both New Cut Road, Ware Street and Bearsted Road.</p>	
Current use	Rough grassland – Allocated open space	
Adjacent uses	To the south of the site is the Grove Green residential area. Immediately adjacent to the site to the west is an area of grassland and woodland. A number of retail uses as well as the KIMS site exist close by to the northern side of the Bearsted Road.	
2. Sustainability Appraisal		
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>	G = Within the Maidstone Urban Area or a rural service centre.
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>	A = The site is 585m from the nearest medical hub/GP.

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1304m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 852m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 558m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 165m 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 359m 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 adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 1281m from the nearest employment site. G = The site is 511m from 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.

Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 316m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1785m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = The site is 577m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 is adjacent to a busy road which may cause noise issues.
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 = Within or adjacent 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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 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?	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	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	A = In close proximity to the Kent Downs AONB and/or	G = Not within or adjacent to a Conservation Area and is

impact on the Kent Downs AONB?	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.	unlikely to have an impact on a nearby listed building.
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?	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	G = The Landscape Character Assessment (2012) assessed the site as having a low sensitivity ¹ . There are currently large buildings in the vicinity along with the busy roads.

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

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

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 257m from an AW.
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 approximately 30m from a LNR. The County Ecologist believes the site to have ecological value.

1. Site Information		
Number (linked to GIS database)	HO2-179	
Site name/address	Upper Horseshoe Farm, Dean Street, East Farleigh	
Site area (ha)	6.23ha	
Approximate yield	156	
Proposed no. of pitches	N/A	
Site description	The site comprises mainly open fields with some tree coverage. It is generally fairly flat. The site occupies a prominent position at the corner of Heath Road and Dean Street and is mainly of linear form, fronting the road. There is a less built up frontage, with only a scattering of dwellings, to this part of Heath Road.	
Current use	Agricultural	
Adjacent uses	Agricultural and some residential	
2. Sustainability Appraisal		
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>R = The site is 815m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = The site is 2474m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = The site is 951m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 836m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1650m 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	G = The site is 224m 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 12m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = The site is 2637m from the nearest employment site. G = The site is 785m from 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.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 3m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1761m 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 3899m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 2195m 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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	R = Likely adverse impact (taking into account scale,	A = The Landscape Character Assessment (2012)

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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	assessed the site as having a moderate sensitivity ¹ . Officer's comments state development would be out of character to the current countryside setting, not relating well to existing patterns however.
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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 47m from an AW/ASNW.
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 County Ecologist believes there is potential for significant ecological impacts.

¹ Maidstone Landscape Character Assessment (2012) states that "landscape sensitivity refers to the ability of a landscape to accept change without causing irreparable damage to the fabric and distinctiveness of that landscape."

1. Site Information		
Number (linked to GIS database)	HO3-186	
Site name/address	Haynes Brothers Ltd, Ashford Road, Maidstone	
Site area (ha)	2.10ha	
Approximate yield	250	
Site description	<p>The site, occupied by Haynes and its associated businesses, is a triangular parcel of land bounded by Ashford Road/Andrew Broughton Way to the south, the Maidstone-Ashford railway line to the north east and to the east by the rear premises of the properties which front the eastern side of Albion Place.</p> <p>The site is occupied by car sales buildings, workshop buildings and car display, storage and parking areas The buildings on site are predominantly of 2 storey height.</p> <p>Cars and vans are displayed along the whole of the site frontage to Ashford Road and Andrew Broughton Way.</p> <p>There is a belt of trees along the north eastern boundary between the site and the railway line. Trees also extend from the northernmost part of the site along the north west boundary (to the rear of Albion Place) for a stretch of some 40 metres.</p> <p>Vehicular access into the site is off A20/A249 gyratory (Andrew Broughton Way) and towards the east of the site onto Ashford Road</p> <p>The ground levels rise across the site from the Ashford Road/Andrew Broughton Way frontage to the rear (north) of the site. Overall, levels rise by approximately 8 metres.</p>	
Current use	Vehicle sales and servicing.	
Adjacent uses	<p>Office uses in Albion Place and opposite the site on the land within the gyratory. On the south side of Ashford Road is a Texaco petrol station and residential properties.</p> <p>On the northern side of the railway line is an electricity substation and a housing scheme (Cutbush & Corral Court).</p>	
2. Sustainability Appraisal		
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>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	G = 195m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 376m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 223m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 433m from post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 400m from 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 = 82m from 'neighbourhood' 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 = 364m (ANGST) site from the nearest area of publicly accessible greenspace (>

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = 5m from employment site G = 323m from 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	A = Allocation could lead to some loss of employment land/space

Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 82m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 802m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 656m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 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	R = Within or adjacent 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	Answer/Evidence
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	G = Does not include 1, 2 or 3 agricultural 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	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts.
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	A = In close proximity to the Kent Downs AONB and/or	G = Not in close proximity to the Kent Downs AONB

impact on the Kent Downs AONB?	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.	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?	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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

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 = 1,285m from AW/ASNW

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 = Potential impacts identified by County Council Ecologist: 82m from LWS and 82m from LNR

1. Site Information		
Number (linked to GIS database)	HO3-187	
Site name/address	Whatman site, Springfield Mill, Sandling Road, Maidstone	
Site area (ha)	6.69ha	
Approximate yield	500	
Site description	PDL with some tracts of greenfield land. The site lies to the north west of the town centre on land situated between Royal Engineers Road (A229) and the eastern bank of the River Medway. It comprises a complex of factory buildings occupied by G E Heathcare. The factory buildings are concentrated in the central and south eastern portion of the site. To the north the site are areas of undeveloped greenspace. There is a car parking area in the south east of the site and to the north of this, adjacent to Royal Engineers Road, is a further smaller complex of industrial structures. There are mature trees throughout the site, in particular there are tree belts fronting the river and at the site entrance from James Watman Way. The ground level of site falls away from east to west (towards the river). The eastern part of the site sits below the level of Royal Engineers Road.	
Current use	Medical/laboratory paper and equipment manufacture	
Adjacent uses	To the south of the site is Maidstone United football stadium and the Kent History and Library Centre along with residential flats and extra care residential units. The site is bounded to the west by the River Medway. To the north are the residential areas of Kerry Hill Way and Lee Heights and Springfield House (Grade II listed) which is used as offices and the former county library site which has outline planning consent for 114 dwellings (09/0862) and is subject to a current renewal application (12/2032). The land to the north east of the site has planning consent for mixed office and residential development.	
2. Sustainability Appraisal		
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>	G = Within the Maidstone Urban Area or a rural service centre
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>	A = 550.5m from the nearest medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 299.9m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 480.3m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 320.35m from post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0.0km 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 = 89.51m from 'neighbourhood' 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 = 27.83m from the nearest area of publicly accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 = 198.31m from employment site G = 1,116.9m from 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
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	G = Within or close to the 40% most deprived Super Output Areas within the country.

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 0.97m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 376.96m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 21.75m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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	N = No information available at this stage
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 = Within or adjacent 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	Answer/Evidence
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	G = Does not include 1, 2 or 3 agricultural 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 = Partially within previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts.
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 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?	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	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?	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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated Existing tree cover gives the site a parkland character.

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	R = Flood risk zone 3b = 12% A = Zone 3a = 20% A = Zone 2 = 45%
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	A = Exception test is required

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 = 949.2m from an AW/ASNW
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; 1,090.5m from SSSI

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; 960.3m from LWS G = No likely impacts identified at this stage; 1,141.56m from LNR
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1. Site Information		
Number (linked to GIS database)	HO3-188	
Site name/address	Land parcel A at Tanyard Farm, Old Ashford Road, Lenham	
Site area (ha)	5.22ha	
Approximate yield	156	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises a rectangular agricultural field. The site lies between the A20 to the north and Old Ashford Road to the south. To the west is the development comprising Lenham Community Centre and Medical Centre which is accessed by Groom Way which runs parallel to the site's western boundary. To the east are 2 residential properties fronting Old Ashford Road with a field to the rear. Further beyond this to the east are the industrial buildings of the Ashill Business Park.</p> <p>Along the northern boundary is a narrow tree and shrub belt which separates the site from the A20 beyond. To the south the site is bounded by a low hedge which is interrupted at the point where a permissive path bisects the site in a north/south direction. Beyond the site the path crosses the A20 and extends northwards up the slope of the Kent Downs. There is a hedge along the eastern boundary of the site and a hedge/fence boundary along the west.</p>	
Current use	Agricultural land	
Adjacent uses	Small scale residential immediately to the east, and beyond that Ashill Business Park, and a mix of residential and community uses to the west. To the south of Old Ashford Road are open agricultural fields and a woodland area to the east of Tanyard Farm. North of A20 are further agricultural fields on the southern slopes of the Kent Downs AONB.	
2. Sustainability Appraisal		
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>	G = The site is 49m from the nearest medical hub/GP.

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 943m 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 756m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 391m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
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 581m 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 696m 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	A = The site is 464m from the nearest greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
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 100m from the nearest employment site. G = The site is 323m from a 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	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p>G = Within or close to the 40% most deprived Super Output Areas within the country.</p>	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	A = The site is 693m from the nearest bus stop.
How far is the site from the nearest train station?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = The site is 1127m from the nearest train station.
How far is the site from the nearest cycle route?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = The site is 944m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	G = >10km 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	Answer/Evidence
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 1, 2 or 3 agricultural 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:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
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.	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?	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. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
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.	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	
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.	A = In close proximity to 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?	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?	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 site forms part of the setting to the landscape of the Kent Downs AONB. The Landscape Character Assessment (2012) assessed the area as having moderate condition and very high sensitivity .

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 = The site is 786m from an AW/ASNW.

	G = >400m	
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)	HO3-189	
Site name/address	Springfield Square, Royal Engineers Road, Maidstone	
Site area (ha)	2.11ha	
Approximate yield	467	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west-side of the A229 Royal Engineers Road, some 500m north of the junction of Royal Engineers Road/Staceys Street/Fairmeadow and 1500m south of junction 6 of the M20 at the 'Running Horse Roundabout'. Entrance to the complex is gained via an arm off a roundabout junction that also serves Invicta Park Barracks and Chatham Road.</p> <p>The site has been cleared and it has been confirmed through a Certificate of Lawful Development (10/1327) that the implementation of the consent for mixed office/residential and subsidiary retail development has been implemented although there is no current development activity on site.</p> <p>The site itself has a range of levels within it. The site rises approximately 4.3m from the southern boundary towards the main entrance from the A229. In a westerly direction, the site falls from the A229 towards the River Medway by over 10.5m in a series of banks and sections created by retaining walls and the remains of the previously existing buildings.</p> <p>Beyond the Springfield House building to the north, which is used as offices, is a residential scheme and the former county library building and tower. To the south and west of the site is the site occupied by G E Healthcare (formerly Whatmans).</p> <p>A number of individual trees and groups of trees within the site are subject to Tree Preservation Order no. 11 of 2001.</p>	
Current use	Inactive brownfield	
Adjacent uses	G E Healthcare site to the west and south, former county council buildings and residential to the north as well as Springfield House which is used as offices. To the east runs Royal Engineers Road (A229) and beyond that residential properties and allotments.	
2. Sustainability Appraisal		
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>	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 = The site is 749m from the nearest medical hub/GP.

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 424m 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 443m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 312m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
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 228m 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	G = The site is 162m 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 36m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
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 397m from the nearest employment site. G = The site is 1158m from a 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	G = Allocation will not lead to the loss of employment land/space.

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 162m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = The site is 586m 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 889m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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 = No effects identified at this stage / not applicable
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 = Within or adjacent 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	Answer/Evidence
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>	G = Does not include 1, 2 or 3 agricultural land.
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>	G = Entirely within previously developed land.

Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment

Appraisal Question	Criteria	Answer/Evidence
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>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
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	A = Within an area where significant archaeological features are present, or it is predicted that such features	A = Within an area where significant archaeological features are present, or it is predicted that such features

future?	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	could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
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?	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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact.

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	A = The site falls within flood risk zone 2.
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 = The site is 881m an AW/ASNW.
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)	HO3-189	
Site name/address	Land Adjacent Windmill PH, Eyhorne Street, Hollingbourne	
Site area (ha)	1.5 ha	
Approximate yield	40 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises one large field divided into three located to the SW of the village hall and car park and the car park to The Windmill PH</p> <p>Access to the site is gained by a tarmac-surfaced track/roadway to the west of the PH (that is also PROW KH199), that runs SE from the B2163 Eyhorne Street.</p> <p>The land rises towards the SW (towards HS1 and the M20) and falls from NW to SE towards Grove Mill House. The land is sub-divided by post and rail fencing.</p> <p>There is a stable/shelter building sited against the northern boundary which is formed by a substantial hedge. A further open-fronted storage building is located against the south eastern boundary also against some existing tall trees/hedging. The NE boundary of the site with the PROW and the two car-parks is formed by a dense hedgerow with a line of trees towards the SE corner of the site on the boundary. The hedgerow along the SW boundary is less dense and there are gaps within it.</p> <p>Grove Mill House located to the SE of the site is a large detached dwelling this has a large building to its NE which has a smaller building immediately adjacent to it to the NW that has received consent for conversion and extension to form offices (application 13/1173 approved 30/08/2013).</p>	
Current use	Equestrian/ grazing	
Adjacent uses	PH and car park, Village Hall and car park Residential and Equestrian	
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?	R = >800m A = 400m – 800m G = <400m	R = 3740m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6136m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 608m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 125m from 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 = 596m from 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	A = 806m from 'neighbourhood' 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 = 181m from accessible 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 = 3589m from employment sites R = 3291 m from 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	G = Allocation will not lead to the loss of employment land/space

	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 60m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 466m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4059m from 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 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	A = <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	A = Includes Grade 1, 2 or 3 agricultural land	A = 100% of the site includes Grade 2 agricultural land

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural 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	
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (11m from 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 = Within or adjacent to a Conservation Area and there is the potential for negative impacts (within/ adjacent to 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 = 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 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	G = Not within or adjacent to the Green Belt

	openness 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>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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 = 587m from AW/ASNW
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)	HO3-197	
Site name/address	Land Rear of Station Newsagents (Known as Braemar), Station Road, Staplehurst, TN12 0QH	
Site area (ha)	0.5ha	
Approximate yield	6-8 Apartments with shared amenity space	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the east side of the A229 Station Road Staplehurst some 30m south of its junction with Market Street.</p> <p>There is three-storey building to the front of the site adjacent to the A229. This is a newsagents on the ground floor and residential above. To the rear is a small area of hardstanding and a shed/garage. The remainder of the site is laid to lawn.</p> <p>To the north of the site is the former South Eastern Hotel (two-storeys) now 6 flats and to the east of this and backing onto the rear garden area of the site is the parking court for the flats and two pairs of two-storey dwellings. Access to the parking court and the parking for the semi-detached units is from Market Street.</p> <p>Immediately to the south of the site is the car park for the Railway Tavern public house. The public house is situated on the far (southern) side of this car park and is a Grade II listed building. The beer garden for the public house is located to the east of the car park area and adjoins the proposal site.</p> <p>Opposite the site on the west side of the A229 is an industrial site currently fenced by hoarding that is subject to an extant permission for the construction of a supermarket.</p> <p>The site is level</p> <p>There are trees towards the eastern side of the rear garden area on the site and along the boundary with the public house beer garden.</p>	
Current use	Newsagent and garden to rear of newsagents	
Adjacent uses	Public house (to south) and residential to north and east. Industrial on west side of A229 Station Road but site has consent for a new Sainsbury's supermarket (yet to commence)	
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>	G = Within the Maidstone Urban Area or a rural service centre

	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 = 1015m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7203m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 891m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1088m from 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 = 554m from 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	A = 396m from 'neighbourhood' 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 = 104m from accessible 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 = 973m from local service centre and 10m from employment sites
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment

land/space?	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	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 = 4m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 231m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7826m from 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 = >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?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	G = This site is in a village and the land to the rear of the newsagents is its garden
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (12m)
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 = 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?	<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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = >2000m from AW/ASNW

	G = >400m	
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)	HO3-191
Site name/address	2 Orchard Cottages, Lughorse Lane, Yalding
Site area (ha)	2
Approximate yield	60 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>Site is located on the south side of Lughorse Lane some 150m east of its junction with the B2010 Yalding Hill.</p> <p>The site comprises a mixture of unmanaged former orchard and more intensively managed land in equestrian use. The land fall southwards away from Lughorse Lane but the eastern side of the site also rises.</p> <p>To the north is Lughorse Lane to the south gardens of properties in Mount Avenue and also PROW KM192A runs along the SE site boundary connecting Mount Avenue and Lughorse Lane.</p> <p>To the west are Kings Cottages, the principle elevations of which face the site as they are sited at 90° to Lughorse Lane and Russet House to the south of Kings Cottages.</p> <p>A stream/land-drain runs along the sites western boundary.</p>
Current use	Residential and equestrian
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>	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>	A = 727m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 5474m from 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 = 217m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 529m from 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 = 447m from 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	A = 471m 'neighbourhood' 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 = 0m from accessible 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 = 1280m from employment sites R = 3946m from the 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
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
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 = 319m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1640m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6417m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural land 74% Grade 3b
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>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (156m away)
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 = 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?	<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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in

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	2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
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 = Site is >1000m from AW/ASNW
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)	HO3-192	
Site name/address	Bridge Industrial Centres, Wharf Road, Tovil	
Site area (ha)	0.5 ha	
Approximate yield	15-25	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the west side of Wharf Road. It comprises a number of industrial units in various uses (mainly vehicle related) but including a fitness centre. It has a frontage to Wharf Road (east boundary) and also Lower Tovil (to the south).</p> <p>To the south, the units are parallel to the west boundary with extensive areas of hardstanding to the front (used for parking) The north part of the site has units parallel to the nearby River Medway facing each other across a yard area which is used for parking.</p> <p>To the west on substantially lower ground is residential development on the site of the former Bridge Mill. This area was developed in the mid 1980s.</p> <p>In the SE corner of the site are terraced dwellings fronting Wharf Road and whose gardens face westwards. These have rear vehicular access as well, via a track fenced from the proposed site by palisade fencing. There are some trees in the rear gardens of some of these properties most notably a large tree situated mid-way along the rear garden of nos.7-8 Wharf Road. 8 Wharf Road has ground and first floor north facing flank windows overlooking the industrial area.</p> <p>Opposite the site are terraced dwellings in Beaconsfield Road and to the north of these a more recent development on the east side of Wharf Road of 10 units on a former boat yard.</p> <p>Wharf Road appears to be un-adopted. It also serves as a link to a pedestrian footbridge over the River Medway located immediately to the north of the site. (PROW KMX39). This connect the site via the Medway towpath to the Town Centre.</p>	
Current use	Various industrial units and a fitness centre	
Adjacent uses	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?	<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>	G = Within the Maidstone Urban Area or a rural service centre

	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	A = 543m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 894m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 313m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 193m from 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 = 338m from 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 = 67m from 'neighbourhood' 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 = 19m from accessible 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 = 1142m from local service centre & 220m from employment sites

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 lead to the loss of some small scale 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 = 46m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 708m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 855m from 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 = none identified at this stage
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 = Within or adjacent 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

Appraisal Question	Criteria	
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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	G = Does not include 1, 2 or 3 agricultural 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	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.	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.	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?	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 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?	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 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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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?	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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
Capacity of the Landscape to accommodate change	R = Low A = Moderate G = High	No data
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	R = Flood risk zone 3b A = Flood risk zone 2 or 3a
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	R = Development should not be permitted A = Exception test is required
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 = 376m from an AW/ASNW
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
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1. Site Information		
Number (linked to GIS database)	HO3-193	
Site name/address	Southfields Stables, Wouth Lane, Sutton Valence, ME17 3AZ	
Site area (ha)	1.76ha	
Approximate yield	52.8 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west side of South Lane. It comprises a commercial racehorse stableyard with stable buildings, horse exercisers, a dwelling, hardstanding areas and paddock areas.</p> <p>The land rises to the north towards the upper part of Sutton Valence village as it is located on the scarp slope of the Greensand Ridge albeit close to its foot. The site is also higher than South Lane but lower than the carriageway of the A274 Headcorn Road which forms its western boundary.</p> <p>The higher part of the village and Sutton Valence School which dominates the crest of the Greensand Ridge are clearly visible from the site.</p> <p>The site comprises a central yard area where the stables and house are. A horse exerciser is sited in a paddock to the NW of the yard in a field which is also used for grazing. Other paddocks are used for grazing immediately adjacent to the site on land rented by the stable owner.</p> <p>A paddock to the south of the site access separates the activity in the yard from the nearest houses in South Lane. (see below).</p> <p>This submission is related to H03-194 which relates to just the paddock to the north of 'Apple Ridge', and which fronts directly onto South Lane.</p>	
Current use	Equestrian and residential (dwelling occupied by stable owner)	
Adjacent uses	Residential and equestrian. New business units being erected to the NE at South Belringham	
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>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>

	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	G = 225m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5663m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 601m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 446m from 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 = 495m from 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 = 141m from 'neighbourhood' 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 = 0m from accessible 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 4058m from local service centre and 3315m from employment sites

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 = 298m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5042m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3875m from 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 = >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	G = Does not include 1, 2 or 3 agricultural 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 = 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.	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?	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 (135m away)
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	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?	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	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	G = Not within or adjacent to the Green Belt

Green Belt designation?	openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
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 = Site is >1000m from AW/ASNW
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	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information		
Number (linked to GIS database)	HO3-194	
Site name/address	Part of Southfield Stables (known as Area A), South Lane, Sutton Valence, ME17 3AZ	
Site area (ha)	0.26	
Approximate yield	7.8	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west side of South Lane. It comprises a paddock connected to an existing adjacent commercial racehorse stableyard that comprises stable buildings, horse exercisers, a dwelling, hardstanding areas and paddock areas.</p> <p>The land rises to the north towards the upper part of Sutton Valence village as it is located on the scarp slope of the Greensand Ridge albeit close to its foot. The site is also higher than South Lane.</p> <p>The higher part of the village and Sutton Valence School which dominates the crest of the Greensand Ridge are clearly visible from the site.</p> <p>The site comprises a paddock to the south of the site access to Southfield Stables. This submission is related to H03-193 which relates to the larger Southfield Stables site.</p>	
Current use	Equestrian	
Adjacent uses	Residential and equestrian. New business units being erected to the NE at South Beltingham in South Lane	
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 = 324m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5663m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 601m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 446m from 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 = 613m from 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 = 141m from 'neighbourhood' 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 = 0m from accessible 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 = 4242m from local service centre and 3501m from the nearest employment sites
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 = 298m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5042m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4056m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural 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 = 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>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><i>MBC have won an appeal on site HO3-194 due to the impact on views from and to the Conservation Area.</i></p>
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	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to

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	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
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 = Site is >1000m from AW/ASNW
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)	HO3-195	
Site name/address	Land R/O Loder Close, Ham Lane, Lenham	
Site area (ha)	1.82	
Approximate yield	54.6 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site lies to the west of residential developments (Loder Close and Westwood Grange, both outside the village boundary) on Ham Lane and extends into the open countryside. It shares a strong boundary with the aforementioned developments, which are largely two-storey semi detached properties. Properties to the rear of the Westwood Grange development, closer to Ashford Road, overlook the site in places.</p> <p>This is a flat field currently used for grazing horses. The boundaries to the north and south of the site are well defined and comprise tall hedges with intermittent trees. The land between the site and the A20, Ashford Road, is allocated in the emerging local plan (H1-31) for up to 80 dwellings.</p> <p>The site's boundary to the west is less defined and there are clear views of the open fields extending west to a line of mature trees which screen a larger detached property. Although the site has well defined boundaries to the north and south, it feels very much part of the rural setting west of Ham lane.</p> <p>Across the road from the site, east of Ham Lane, is a row of two storey residential properties, and the Lenham Storage facility on Ham Lane is approximately 150m to the south.</p> <p>Access to the site can easily be taken from Ham Lane, through the Loder Close residential development.</p>	
Current use	Land is currently in use for grazing of horses	
Adjacent uses	Residential, open countryside, recreation (sports playing field)	
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>	A = Adjacent to 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	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1227m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 404m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 743m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 941m from 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 = 1m from 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 = 64m from 'neighbourhood' 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 = 1m from accessible 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 = 81m from employment sites G = 872m from 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	G = Allocation will not lead to the 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	
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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 = 69m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 514m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9821 from 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 = >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 = Includes Grade 1, 2 or 3 agricultural land 21% Grade 3a, 79% Grade 3b. (1.8 hectares in total)

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>	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>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts (195m away)
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>	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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
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 = 168m from an AW/ASNW
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)	HO3-196	
Site name/address	Wind Chimes, Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JA	
Site area (ha)	1.11	
Approximate yield	33	
Proposed no. of pitches	N/A	
Site description	<p>The site is located immediately to the SE of the junction of the C83 Chartway Street and the A274 North Street/Maidstone Road. It bounds both these highways.</p> <p>There is an existing established woodland belt along the Chartway Street and North Street frontages of the site. The eastern site boundary is formed by a post and wire fence. Towards the southern boundary is Wind Chimes a detached dwelling and also a stable block and manege.</p> <p>The site largely comprises a field which is/was used for horse grazing There is an existing access serving Wind Chimes onto Chartway Street.</p> <p>The site is relatively level although there is a gentle rise southwards towards Sutton Valence village.</p> <p>The area adjacent to the development is known as Warmlake and contains a number of dwellings fronting the various roads as well as a garden centre and a large nursing home. There is a small business estate located on the west side of the A274 some 175m north of the Warmlake crossroads.</p> <p>Warmlake is located some 600m north the edge of Sutton Valence village as defined in the MBWLP 2000. The village centre and its facilities is located approximately 1km to the south.</p> <p>There is a footway on the western side of the A274 from the crossroads as far south as the southern boundary of the Sutton Valence School cricket ground and then on the eastern side of the A274 into the village.</p> <p>Also a footway on the south side of Chartway Street to Warmlake crossroads from the 'bus stop in Chartway Street.</p>	
Current use	Residential and equestrian	
Adjacent uses	Agriculture and 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	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 G = Within the Maidstone Urban Area or a rural service centre	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	A = 532m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5087m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 532m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 752m from 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 = 45m from 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 = 159m from 'neighbourhood' 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 = 20m from accessible 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	R = >2400m A = 1600-2400m	R = 3276m from local service centre and 2641m from employment sites

centre?)	G = <1600m	
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 = 9m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5413m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3030m from 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 = >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?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	A = Includes Grade 1, 2 or 3 agricultural land
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>	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
<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>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
<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>	High
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)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	A = 376m from an AW/ASNW

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)	HO3-197
Site name/address	Pattenden Farm, Marden, Tonbridge
Site area (ha)	28.95ha
Approximate yield	868.5 ha (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site comprises some 28ha of farmland located immediately to the west and northwest of The Wheelbarrow Industrial Estate at Pattenden Lane Marden. It is also adjacent to the currently defined settlement boundary of Marden (MBWLP 2000).</p> <p>The site comprises a number of relatively large fields bounded by mature hedgerows and trees. Adjacent to the Kent Air Ambulance site and an adjoining yard some of the site is used by Marden Minors FC as their football ground.</p> <p>The irrigation reservoir is included within site as it is the derelict barn to its west. The reservoir is surrounded by willow trees. The area immediately to the west of the reservoir including a derelict barn as far as PROW KM243 is unkempt and unmanaged.</p> <p>Immediately to the east of the reservoir is the Wheelbarrow Industrial Estate, to its north lie other dwellings fronting Pattenden Lane and also Wickham Orchard a Travelling Showman site.</p> <p>The ground is relatively level. The site is criss-crossed by a number of ditches and drains that generally drain in a northerly direction.</p> <p>The site is crossed by three PROW (KM243 runs north towards Hunton Road: KM217 runs NW across the sports-field: KM247 runs in a SW direction towards the railway line from the centre of the site).</p>
Current use	<p>Marden Minors FC football ground in part (adj. Air Ambulance base) and PROW KM243.</p> <p>Remainder in predominantly agricultural use, area immediately to west of reservoir unmanaged and un-cropped</p>
Adjacent uses	Industrial estate and housing (E, SE & S). Agriculture (W and N)

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>	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	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 573m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5835m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 381m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 881m from 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 = 0m from 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	A = 653m from 'neighbourhood' 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 = 0m from accessible 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 = 823m from local service centre and 0m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space	G = Allocation will not lead to the 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	
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 = 180m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 520m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8357m from 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 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 = >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 = Includes Grade 1, 2 or 3 agricultural land

		84% Grade 3b (24h hectares)
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.	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?	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 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?	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	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?	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	G = Not within or adjacent to the Green Belt

	openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	A = Moderate
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	R = Flood risk zone 3b A = Flood risk zone 2 or 3a
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	R = Development should not be permitted A = Exception test is required
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 = >1000m from AW/ASNW
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	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information		
Number (linked to GIS database)	HO3-198	
Site name/address	Land Adjoining 'Yelton' at Heath Road, Coxheath	
Site area (ha)	0.65ha	
Approximate yield	19.5 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site fronts onto B2163 Heath Road. The site falls gently northwards away from the road. It consists entirely of woodland and some cob-nut trees. The canopy cover is dense. The site extends northwards as far as the rear boundaries of properties in Fairhurst Drive.</p> <p>It has a frontage to Heath Road of approximately 24m widening to 40m some 70m north of Heath Road and a length of approximately 190m.</p> <p>Immediately to the west is a mobile home occupied by a Gypsy family. To the west of this a detached dwelling, Yelton, which is set in a large open plot. Both Yelton and the mobile home are clearly visible from Heath Road, essentially both occupying a clearing surrounded by woodland.</p> <p>Within the woodland close to the east of the mobile home are the remains of a dilapidated shed and another structure of indeterminate use/soundness. It is unclear whether these are on Yelton's land or within the proposed site.</p> <p>There is a man-made ditch feature within the woodland that runs through the site south-north this reduces in depth beyond the mobile Home/Yelton site.</p>	
Current use	Woodland	
Adjacent uses	Woodland (to east and south) Mobile home/dwelling (to west) Residential (to north)	
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</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 (182m from nearest centre)</p>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 671m medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2145m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 671m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 633m from 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 = <1.2km Pitches are located to the rear of Coxheath Village Hall
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 59m from 'neighbourhood' 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 = 59m from accessible 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 = 2756m from employment areas G = 589m from local service centre
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment land/space

land/space?	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	
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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 = 133m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2036m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3967m from 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 Heath Road (B2163) carries traffic including HGVs past the site, but effects are considered unlikely.
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 = >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	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural 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	
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.	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?	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 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?	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	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?	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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated Condition Assessment - Very Good Sensitivity Assessment – Moderate Tree loss likely to occur, yet guidelines are to conserve and reinforce the woodland.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No site specific data
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 = <400m from an AW/ASNW (site is 22m from AW/ASNW)
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	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information	
Number (linked to GIS database)	HO3-199
Site name/address	Land on South side of Tumblers Hill, Sutton Valence
Site area (ha)	0.87 ha
Approximate yield	4
Proposed no. of pitches	N/A
Site description	<p>The site is located on the south side of Tumblers Hill a classified 'C-class' road (C103). The Sutton Valence Conservation Area bounds the site to the west and the south. The site itself is relatively level. It is however considerably higher than the land immediately to the west and higher than the land to the south.</p> <p>The eastern boundary of the site is approximately 10m higher than the land to the west of the site.</p> <p>The site is located below the crest of the Greensand Ridge on its scarp slope. The scarp slope falls more steeply to the south of the site.</p> <p>It is bounded on all four sides by mature hedgerows/trees. It was designated as a garden that appeared in the Kent Garden Compendium under (unsaved) MBWLP policy ENV20. However, it currently does not have the appearance of a tended garden being overgrown and mainly grassland.</p> <p>The site lies immediately to the east of the defined settlement boundary of Sutton Valence in the MBWLP 2000.</p> <p>There is however a distinctive change in the character of the area at this point, between the tight-knit pattern and grain of Sutton Valence village and the very much looser sporadic development around the site and to its east and south.</p>
Current use	Vacant open land
Adjacent uses	Residential and Scheduled Ancient Monument/Listed Building Grade II (Sutton Castle)

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?	R = >800m A = 400m – 800m G = <400m	G = 260m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m	R = 5854m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 515m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 112m from 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 61m from 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	A = 619m from 'neighbourhood' 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 = 61m from accessible 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 = 4091m from local service centre and 3398m from employment sites
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 = 429m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5601m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3869m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural 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	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 = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts (42m away)
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (23m away)
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 (6m away)
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 (0m away)
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	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

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	Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low

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 = Site is >1000m from AW/ASNW
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)	HO3-200	
Site name/address	Land Adjacent to Forge House, Beresford Hill	
Site area (ha)	0.64ha	
Approximate yield	19.2 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<ul style="list-style-type: none"> The site is located on the east side of Beresfords Hill/Boughton Green some 125m north of its junction with Green Lane/Church Street. It is accessed from the driveway serving The Old Barn House. This has ragstone walls adjacent to the highway. It is roughly rectangular in shape and comprises an open field (with a touring caravan currently located in its SE corner). To the south lies Forge House and the boundary with this property is formed by a ragstone wall. The eastern boundary is well screened by landscaping (hedges and trees) and the western boundary (with the access road) is formed by post and wire fencing. The northern boundary is a close-boarded fence The land rises gently from north to south. The land immediately to the south of the property lies within the Boughton Green Conservation Area and also within the settlement boundary of Boughton Monchelsea as defined in the MBWLP 2000. The site lies with the Southern Anti Coalescence Belt as defined by Policy ENV32 of the MBWLP 2000. Surrounding land and development is predominantly residential. 	
Current use	Open field with touring caravan sited in SE corner	
Adjacent uses	Residential	
2. Sustainability Appraisal		
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 = 1136m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1179m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 551m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 178m from 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 = 431m from 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	A = 463m from 'neighbourhood' 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 = 125m from accessible 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 = 1745m from local service centre and 1661m from the nearest employment sites
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 = 15m away on green lane
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4089m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 1741m from 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	A = <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 = Includes Grade 1, 2 or 3 agricultural 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	
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.	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?	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 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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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 = 795m from AW/ASNW
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)	HO3-201	
Site name/address	Heath Road, Coxheath	
Site area (ha)	0.48ha	
Approximate yield	14.4 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the west of 'Woodview' a detached bungalow. 'Woodview' is outside the defined settlement boundary of Coxheath in the MBWLP 2000, as is the proposed site.</p> <p>The land is level but rises very gently to the south towards the crest of the Greensand Ridge which lies beyond Amsbury Road and the dwellings along it some 380m+ to the south of the proposal site.</p> <p>The site is 100% wooded, predominantly Sweet Chestnut, and has been coppiced in the past, but not recently.</p> <p>Woodland cover is dense and right up to the boundary with 'Woodview' as well as Heath Road.</p> <p>The site is close (25m approx.) to the western edge of the defined settlement of Coxheath, (the MBWLP 2000 settlement boundary is the other side of Woodview).</p>	
Current use	Woodland: No evidence of recent coppicing	
Adjacent uses	Single-storey dwelling and garden immediately to east, woodland to south and west. Opposite on the north side of Heath Road is woodland and regenerating woodland.	
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 (66m from nearest 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>A = 562m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2048m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 562m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 506m from 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 = <1.2km
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 238m from 'neighbourhood' 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 = 121m from accessible 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 = 467m from local service centre R = 2939 m from employment areas
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 = 205m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2270m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4081m from 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 adverse effect Heath Road (B2163) carries a significant amount of traffic including HGVs past 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 = >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	G = Site classified as Grade 1, 2 or 3 agricultural land, but it is actually 100% coppice woodland.
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>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (site 187m from archaeological features)
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	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

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	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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	R = 0m from an AW/ASNW
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)	HO3-202	
Site name/address	Land off Old Ham Lane, Lenham	
Site area (ha)	18.62	
Approximate yield	558.6 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>This is a very large site, which is generally level throughout and is currently in use for agricultural purposes (crop production). The southern boundary of the site is well defined by the London-Ashford railway line, which is screened from view by a mature hedges and trees. The site extends from the railway line almost as far as the A20, Ashford Road, to the north, where it meets an allocated site in the emerging local plan (H1-31).</p> <p>There are expansive views of the North Downs from almost the entire site, but the A20, Ashford Road is visible in the foreground of this settling. From the North Downs (Pilgrims Way), the site is visible in part in long distance views, more so then Lenham Village itself and land to the east of the village.</p> <p>The site's eastern boundary follows Old Ham Lane until it meets a sports playing field opposite Lenham Storage. It then follows the boundary of the sports playing field and another site that is being considered for its development potential through this SHLAA process (HO3-195). The western boundary comprises a strong tree lined boundary for the most part, although a large detached property, Dickley Wood, is clearly visible.</p> <p>The site lies adjacent to the village boundary along a section of Old Ham Lane but the majority of the site is in the open countryside. There are several nearby two-storey residential properties, particularly on Old Ham Lane.</p>	
Current use	Arable production	
Adjacent uses	Open countryside, residential, Industrial (Lenham Storage)	
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>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>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1,199m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 429m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 740m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 985m from 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 = within/ adjacent to 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 = within/ adjacent to 'neighbourhood' 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 = within/ adjacent to from accessible 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 = 5m from employment sites G = 923m from 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	
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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 = 160m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 417m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9285m from 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 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 = >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 = Entirely Grade 2 agricultural land 32% Grade 2a, 68% Grade 3b

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>	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>	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><i>Site visible from AONB to the north and there are views from the site to the AONB</i></p>
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>	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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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	R = 0m from an AW/ASNW (adjacent to)
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 = Potential impacts identified by County Council Ecologist

1. Site Information		
Number (linked to GIS database)	HO3-203	
Site name/address	78 Heath Road, Coxheath	
Site area (ha)	0.07	
Approximate yield	2.1 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises a detached 'L-shaped' single-storey dwelling with a garage sited adjacent to Heath Road which is conjoined with the garage for 80 Heath Road. It is a tandem development with no. 80 and no78 is set to the south (rear) of no 80.</p> <p>The dwelling is set back some 43m from Heath Road and is accessed via a pathway to the western side of the garage. At its narrowest there is a 2.5m gap between the western boundary of the site with Orchard Place (formed by a hedge and fence) and the curtilage of no 80.</p> <p>The plot and dwelling is now somewhat overgrown and appears currently unoccupied and visually is in a state of disrepair.</p> <p>To the north is no.80 also a single-storey 'L-shaped' dwelling. To the east and west and south are other dwellings either terraced or detached in style.</p> <p>There is a very gentle rise in the land southwards away from Heath Road.</p>	
Current use	Residential, and residential back garden	
Adjacent uses	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?	<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</p>	G = Within the Maidstone Urban Area or a rural service centre

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 196m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 1666m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 196m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 120m from 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 = 1653m from 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	A = 366m from 'neighbourhood' 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 = 109m from accessible 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 = 85m from local service centre R = 2925 from employment sites
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	G = Allocation will not lead to the loss of employment land/space

	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 = 172m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2516 from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3911m from 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 adverse effect Heath Road (B2163) carries a significant amount of traffic including HGVs past 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 = >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?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	G = Classified as Grade 1, 2 or 3 agricultural land, but this is actually a residential property and garden.
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>	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>	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	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt

the site likely to cause harm to the objectives of the Green Belt designation?	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	
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	G = This is a residential property and garden, 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	No data
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 = <400m from an AW/ASNW
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)	HO3-204	
Site name/address	The Dunning Hall, off Fremlin Walk, Maidstone	
Site area (ha)	0.3 ha	
Approximate yield	9	
Proposed no. of pitches	N/A	
Site description	<p>Dunning Hall is located on the south side of the United Reformed Church (URC) on the west side of Week Street Maidstone.</p> <p>It is within Maidstone Town Centre as defined on the MBWLP 2000 Proposals Map.</p> <p>It has an entrance from within the church itself (which is accessed via Week Street) and also via a wide stone paved passage way from within Fremlin Walk, that also serves as fire-escape route for the units with the shopping mall and Week Street and also access to a disabled toilet. The passage-way is gated on the south side of the hall (gate presumably shut when centre units are closed) but runs round to St Faiths Street and a gated loading/parking yard. Access to the building would not be dependent on either gate being opened. A second much smaller alley (unlit and unpaved) connects the site entrance directly to Week Street.</p> <p>The building is irregularly shaped and single-storey, built predominantly from brickwork with a metal roof. There is a separate detached building to the south of the hall that also appears to be within the ownership of the URC.</p> <p>The elevations of Fremlin Walk are brick, in excess of two-storeys in height and imperforate facing the hall building with the exception of approximately 5 or 6 means of escape doors from the adjacent units in Fremlin Walk at ground floor level.</p> <p>The existing URC church building has windows on three levels facing south towards the hall.</p> <p>The hall site is not within but immediately adjoins the Maidstone Centre Conservation Area (the church is within the Conservation Area however).</p> <p>Nos. 55 and 57 Week Street that back-onto the passage way access, just south of the building, are listed Grade II.</p> <p>Other Grade II listed buildings (almshouses) in St Faiths Street are masked by Fremlin Walk and the existing URC building and are not visible.</p>	
Current use	Church Hall and other activities such as a dance school	
Adjacent uses	Retail and church	
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>	G = Within the Maidstone Urban Area or a rural service centre
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>	G = 204m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 815m from 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>	A = 828m from 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>	G = 274m from 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 = 432 from outdoor sports facility
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 = 328m from ‘neighbourhood’ children’s 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 = 51m from accessible 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 659m from local service centre & 152m from employment sites
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 46m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 233m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 32m from 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	R = Within or adjacent to 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	G = Does not include 1, 2 or 3 agricultural 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	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.	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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (8m away)
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 (0m away)
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?	<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>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely</p>
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>
<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>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</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>No data</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>	<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>
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 = Site is >1000m from AW/ASNW
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)	HO3-205	
Site name/address	Land at Beechen Bank, off Lordswood Lane	
Site area (ha)	0.089	
Approximate yield	2 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises an area of woodland on the south west side of Lordswood Close, which itself is access from Lordswood Lane. Opposite and facing the site are two-storey dwellings. These are located on the Medway Council administrative area as is the highway Lordswood Close. The Borough boundary is the southern side of the road.</p> <p>The entire site is comprised of woodland and is situated at the top of Beechen Bank. The land falls away to the south west (beyond the site boundary.)</p> <p>There is a detached bungalow 'Cormorant' further to the NW along Lordswood Close. It would appear that this property was erected prior to 1st July 1948 given that there is no specific planning history relating to its construction.</p> <p>The woodland on the site is subject to TPO no1 of 1972 and is also designated Ancient Woodland .</p> <p>The site is also subject to an Article 4 Direction made on 20/10/1981. This has removed 'pd rights' for fencing and boundary enclosures.</p>	
Current use	Woodland	
Adjacent uses	Woodland and 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?	<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 a rural service centre (In Medway)
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>R = >800m</p> <p>Closest is Walderslade Village Surgery</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600m-3900m G = <1600m;	A = 1600m-3900m
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = <800m (Walderslade Primary School Medway)
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = >800m
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 = <1.2km (outside Maidstone)
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = >300m from 'neighbourhood' children's play
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible 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 = <1600m
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 = <400m
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = >800m
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = >800m

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 = >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	G = Does not include 1, 2 or 3 agricultural 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	
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 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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

<i>*Based upon 2012 Landscape Character Assessment 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	No data
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	R = 0m from AW/ASNW
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)	HO3-208
Site name/address	Land Adjacent to Charlesford Avenue, Kingswood
Site area (ha)	1.5
Approximate yield	45 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is located some 55m east of the end of Charlesford Avenue and the clearly defined eastern edge of Kingswood village. It is accessed via a PROW KH642 (a Bridleway).</p> <p>The site comprises an unmanaged clearing in the coppice woodland that surrounds it. The woodland surrounding the site is designated ancient woodland as is the woodland on the access track to the site from Charlesford Avenue.</p> <p>The site is level.</p> <p>The site is a designated Local Wildlife Site.</p> <p>The site is subject to an Article 4 Direction confirmed on 25/05/1986 restricting 'pd rights' for fencing and boundary enclosures.</p>
Current use	None apparent just a clearing surrounded by woodland
Adjacent uses	Woodland. Kingwood Village lies to the west. There are stables in a clearing south of the site that appear to have fallen into a state of disrepair

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>R = 3295m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = 900m A = 1600-3900m G = <1600m;	R = 4989m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 354m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 523m from 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 = 168m from 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 = 217m from 'neighbourhood' 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 = 0m from accessible 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 = 5461m from local service centre and 2540m from employment sites
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 = 165m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2849m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5435m from 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 = >8km 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	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	21% Grade 3a, 79% Grade 3b
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)?	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.	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?	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 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?	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 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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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	R = 0m from AW/ASNW
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 = Potential impacts identified by County Council Ecologist (0m from LWS)
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1. Site Information		
Number (linked to GIS database)	HO3-195	
Site name/address	land between Robins Avenue Hollywood Road	
Site area (ha)	0.49	
Approximate yield		
Proposed no. of pitches	N/A	
Site description	<p>This is a level field used for allotments (Jubilee Allotments) that fills the gap between the back gardens of residential properties on Ham Lane, Robins Avenue and Honywood Road, with access to the site taken from Ham Lane. There is a single lane access running very close to the side of 1 Ham Lane.</p> <p>The residential properties surrounding the site are for the most part two-storey semi-detached, with views into the site from the second storey rear windows.</p> <p>There is a small single storey building in the north west corner of the site, which serves as a divisional headquarters for the St John's Ambulance.</p> <p>Approximately 80% of the site comprises allotments and the remaining 20%, to the north of the site, is used for parking (hardstand), the St John's headquarters and site access.</p> <p>This allotment site appears to be very well used and a valuable community asset.</p>	
Current use	Allotments	
Adjacent uses	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?	<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>	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	A = 718m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 119m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 170m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 405m from 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 = 56m from 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 = 55m from 'neighbourhood' 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 = 0m from accessible 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 = 342m from local service centre G = 131m from employment sites
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 53m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 259m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 10381m from 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 = >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	G = Site is allotments
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)?	<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>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (146m away)
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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be

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	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = >400m from AW/ASNW
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)	HO3-210
Site name/address	Land at Butlers Farm, Horseshoes Lane
Site area (ha)	9
Approximate yield	270 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is located on the north side of Horseshoes Lane Langley to the west and north of the village hall. The site excludes Butlers Farmhouse but includes the farm buildings to its west and the doctors' surgery further to the west.</p> <p>The majority of the site is given over pear orchards, one area, close to Back Street is currently fallow and overgrown.</p> <p>Two PROW cross the site both link land to the north of the site and merge to join Horseshoes Lane adjacent to the village Hall and playing field.</p> <p>The surrounding land to the east, west and north is predominantly in agricultural use</p>
Current use	Agriculture/cricket bat factory and doctors surgery
Adjacent uses	Agriculture and 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?	<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>	G = Adjacent to the Orchard Surgery in Horseshoes Lane
How far is the site from the nearest secondary school?	<p>R = >3 900m</p>	R = 3982m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1590m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1991m from 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 = 993m from 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 = 97m from 'neighbourhood' 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 = 0m from accessible 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 = 1552m from employment sites A = 2204m from 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	A = Allocation will lead to some loss of employment land/space Only small scale loss. Unlikely to affect supply elsewhere. Not high quality 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 = 181m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3592m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1920m from 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 = >4km 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	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	54% Grade 3a, 42% Grade 3b
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (27m away)
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 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?	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	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?	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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
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 = 398m from AW/ASNW
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
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1. Site Information		
Number (linked to GIS database)	HO3-211	
Site name/address	18-21 Foster Street, Maidstone, Kent, ME15 6NH	
Site area (ha)	0.03 ha	
Approximate yield	0.9 (30 (DPH))	
Proposed no. of pitches	N/A	
Site description	<p>Site comprises the offices and depot for a cleaning company. Two-storeys (flat roofed) at the front with a covered pitched roof building at the rear. Central large door for vehicular access and separate office entrance.</p> <p>Opposite is a long-standing car repair/body workshop use, to west another (currently unused?) industrial unit and to east Victorian terraced dwellings with basements beyond 23-22 Foster Street are other Victorian terraced dwellings. To the east of the car repair/body workshop is a health clinic also a long-standing use.</p> <p>To the south beyond the site lies Brunswick Street. This is at a higher level than Foster Street (almost a story difference as far as can be ascertained).</p> <p>Dwellings back onto the site and overlook it.</p> <p>The site is level.</p>	
Current use	Offices and base of a cleaning company	
Adjacent uses	Residential, medical and industrial	
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>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	G = 155m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 617m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 641m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 323m from 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 = 693m from 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	A = 332m from 'neighbourhood' 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 = 94m from accessible 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 84m from local service centre & 97m from employment sites
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 lead to some loss of some small scale 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 = 102m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 619m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 364m from 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 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	R = Within or adjacent 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	G = Does not include 1, 2 or 3 agricultural 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	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>	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>	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?	<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 = 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?	<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	N/A

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	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = Site is >1000m from AW/ASNW
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)	HO3-212	
Site name/address	Land Fronting Green Lane, Boughton Monchelsea	
Site area (ha)	2.92ha	
Approximate yield	87.6 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>This is a very flat and well contained site which is almost rectangular in shape except for a parcel of woodland (most likely an overgrown orchard) to the north east. This woodland extends along part of the site's eastern boundary.</p> <p>The site lies immediately adjacent to the village boundary, which runs along the western boundary of the site with the rear gardens of properties on Lewis Court Drive.</p> <p>The northern boundary of the site comprises a strong hedgerow along Green Lane and the southern boundary comprises mature woodland which screens views to and from the south. The boundaries to the east and west are made in part with the rear gardens of residential properties on Lewis Court Drive and Gandy's Lane.</p> <p>The rear second storey windows of properties on Lewis Court Drive overlook the site and there are also clear views into the site from Gandy's Lane because most properties here are detached bungalows with low hedges abutting the site.</p> <p>Access to the site would have to be taken from Green Lane. This would require removal of a substantial amount of mature hedgerow. Green Lane and the roads near the site are all narrow and unsuitable for heavy traffic.</p>	
Current use	Agriculture – grazing	
Adjacent uses	Residential and open countryside	
2. Sustainability Appraisal		
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>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>

	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 = 1106m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1137m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 289m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 303m from 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 = 354m from 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 = 221m from 'neighbourhood' 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 = >300m
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 = 1630m from local service centre G = 1419m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	<p>A = Allocation will lead to some loss of employment land/space</p> <p>G = Allocation will not lead to the loss of employment land/space</p>	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	G = 208m from bus stop
How far is the site from the nearest train station?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = 4,445m from train station
How far is the site from the nearest cycle route?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = Site is 1774m from 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?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	G = Unlikely adverse impact
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	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?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	A = Includes Grade 1, 2 or 3 agricultural 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
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.	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?	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 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?	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 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

<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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).</p> <p>Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.</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>Moderate</p>
<h2>SA Topic: Flood Risk</h2>		
Appraisal Question	Criteria	Answer/Evidence
<p>Is allocation of the site within a flood zone?</p>	<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>
<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>	<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>
Appraisal Question	Criteria	
<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = 446 m from AW/ASNW</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<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>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<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)	HO3-213
Site name/address	Slencrest House, Tonbridge Road, Maidstone
Site area (ha)	10
Approximate yield	0.13
Proposed no. of pitches	N/A
Site description	<p>Slencrest House is a three-storey building part Victorian and part more recent office building currently occupied by a firm of solicitors. There is a car-park to the rear of the modern building access via an archway in the building</p> <p>To the east is a further three storey office building. Maidstone West Station (situated on much lower ground) also abuts part of the site's eastern boundary.</p> <p>The site narrows considerably southwards from Tonbridge Road and follows the curve of the railway line. The rear part of the site beyond the car park is overgrown.</p> <p>There are offices and a cycle shop opposite the site in Tonbridge Road. To the west is a business park with a number of units as well as retail.</p> <p>The site is very prominent from across the Medway valley (College Road area) and likewise there are longer-distance views available across the town centre over Lockmeadow from the site due to its elevated position and the fact that there is little screening due to the railway.</p>
Current use	Offices
Adjacent uses	Builders yard, retail, offices and railway station

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>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP	R = >800m	G = 349m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 992m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 349m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 406m from 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 = 692m from 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	A = 511mm from 'neighbourhood' 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 = 280m from accessible 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 = 679m from local service centre and 0m from employment sites
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	A = Allocation will lead to some loss of small scale 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 = 40m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 16m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 151m from 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 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	R = Within or adjacent 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	G = Does not include 1, 2 or 3 agricultural 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

	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>	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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (33m)
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 = Within or adjacent to a Conservation Area and there is the potential for negative impacts (177m away)
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 = 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?	<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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

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	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No Data (Site level assessment not undertaken)
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 = Site is 1000+m from AW/ASNW
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)	HO3-214
Site name/address	75 – 75a College Road
Site area (ha)	0.3ha
Approximate yield	6
Proposed no. of pitches	N/A
Site description	<p>The site is located on south side of the B2010 College Road some 35m east of its junction with Underwood Close. It is occupied by a single building that has been split into two dwelling, following implementation of the recent permission. Work is still under way in these buildings.</p> <p>There is a hardstanding to the College Road frontage which has been defined with a new wall with piers separated by chains. Visibility to east along College Road is adequate, to the west less so and is obscured by a tall ragstone pillar on the boundary at the beck edge of the footway.</p> <p>Access to the rear is gained from the west side of the site via the access that was used to serve the rear parking area when the buildings were in use as an office. This access is quite steep.</p> <p>The land within the site rises generally to the south.</p> <p>At the rear is a hardstanding area that provided car parking for the site when in use as offices. The remainder of the area is grassed. Any trees within the site at the rear have recently been removed (they are there in the 2012 aerial photo) as a result, the site is quite exposed. Properties to the rear in King Edward Road are on higher ground and overlook the site but are located some 20m from boundary (some have dormer windows in the roof).</p> <p>Boundaries range from 1.8m high walls to close boarded fencing.</p> <p>Number 77 to the west has a WC and kitchen and a further obscure glazed window overlooking the site/proposed access at ground level and a landing window at first floor level.</p> <p>It is intended to erect a conservatory on the west side of no. 75A adjacent to the site access the footings for this have been dug. In addition there is one secondary window facing the access road in the west flank of 75A.</p> <p>To the east is a former office building that has been converted to residential use and beyond this other office buildings.</p>
Current use	Residential two separate units
Adjacent uses	Offices and 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?	<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>	G = Within the Maidstone Urban Area or a rural service centre
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>	G = 349m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 796m from 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 = 334m from 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 532m from 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 = 356m from outdoor sports facility
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 = 361m from 'neighbourhood' children's 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 = Site is 246m from accessible 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 = 472m from local service centre and 0m from employment sites
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 = 108m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 566m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 718m from 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 = none identified at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA	R = Within or adjacent to 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	G = Does not include 1, 2 or 3 agricultural 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	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.	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.	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?	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 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?	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	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
<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>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
<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>High</p> <p>Site level assessment not undertaken</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	

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 = Site is 1000+m from AW/ASNW
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)	HO3-215	
Site name/address	Land North of the Limes	
Site area (ha)	1ha	
Approximate yield	30 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the north side of the B2163 Heath Road some 270m west of its junction with Church Street/Church Hill</p> <p>Access is gained from the B2163 via an existing track that passes immediately to the east of The Limes and runs up to and between two existing dwellings (East Barn and West Barn) that are sited approximately 100m north of Heath Road.</p> <p>There is an unmanaged Cobnut Platt subject to TPO no 9 of 1997 that occupies the northernmost section of the site.</p> <p>There are a number of existing brick sheds dotted around the site</p> <p>The boundary between the Cobnut Platt and East Barn and West Barn is formed by a tall hedgerow.</p> <p>The site falls gently northwards away from the B2163</p>	
Current use	Overgrown Cobnut Platt/orchard and residential (3 dwellings)	
Adjacent uses	Residential and allotments	
2. Sustainability Appraisal		
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>R = 1566m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 882m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 220m from primary school;
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 212m from 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 = 12m from 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 = 186m from 'neighbourhood' children's play space (Part of the recreation ground/cricket pitch)
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m (site within/adjacent to)
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 = 1975m from 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 = 161m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4155m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 2197m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural 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 = 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 = 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?	<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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comment</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	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = 456m from AW/ASNW
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)	HO3-216
Site name/address	Brandy's Bay, South Lane, Sutton Vallence, ME17 3AZ
Site area (ha)	2.1
Approximate yield	40
Proposed no. of pitches	N/A
Site description	<p>The site comprises a detached dwelling located just to the south-east of South Lane with a concrete driveway on its north eastern side running alongside a stream.</p> <p>To the rear (SE of the house) the site widens-out considerably. Located to the rear of the dwelling's garden is a group of stables and a yard area. The remainder of the site is a grassed paddock.</p> <p>The NE corner of the larger paddock area is lower than the stable yard and the land also rises to the SW towards the houses that front South Lane. The eastern boundary is lower than the western part of the site as a consequence.</p> <p>The paddock area is bounded by mature and well established hedgerows and trees along its northern, eastern and southern boundaries.</p> <p>A stream runs along the north eastern boundary before running into a larger stream that forms the site's eastern boundary and eastern boundary</p> <p>The site is well screened to its northern and eastern boundaries and along the boundary with the public footpath to the south.</p>
Current use	Dwelling, stables and paddock
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 service?	R = >800m	A = 503m from medical/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 = 5938m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 931m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 720m from 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 = 792m from 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 = 79m from 'neighbourhood' 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 = 70m from accessible 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 4406m from local service centre and 3661m from employment sites
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 = 100m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4778m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4224m from 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 = >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	G = Does not include 1, 2 or 3 agricultural land Classified as Grade 1, 2 or 3 agricultural land but is actually a garden and paddock

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.	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?	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 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?	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	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?	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

<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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.</p>
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<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>Moderate</p>
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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 = Site is 1000+m from AW/ASNW
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)	HO3-217	
Site name/address	Land Opposite the Limes	
Site area (ha)	4.62	
Approximate yield	138.6 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises 4.62ha of coppiced chestnut woodland. The site has a frontage to Heath Road (B2163) of approximately 150m.</p> <p>The land rises gently to the south towards the crest of the Greensand Ridge.</p> <p>It is subject to two Tree Preservation Orders (TPO no. 8 of 1982 on the northern half and TPO no. 3 of 1994 on the southern half</p> <p>Boughton Monchelsea Primary school, a scout hut and a number of gypsy sites front Church Hill to the east of the site.</p> <p>Opposite the site on the north side of the B2163 Heath Road is a line of existing dwellings and the Boughton Monchelsea recreation ground.</p> <p>To the west is a residential garden and land in agricultural use.</p>	
Current use	Coppice woodland	
Adjacent uses	Primary school (to E), woodland (to S) Agriculture (to W) and residential/recreation ground to North (on N side of the B2163 Heath Road).	
2. Sustainability Appraisal		
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>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>

	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 = 1640m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 887m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 93m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 361m from 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 = 85m from 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 = 93m from 'neighbourhood' 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 = <300m (within/ adjacent)
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 = 2191m from local service centre A = 1973m from employment sites
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment

land/space?	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	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 = 148m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4259m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2295m from 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 = >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	A = Includes Grade 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	<i>Classified as including Grade 1, 2 or 3 agricultural land but this is actually coppice woodland.</i>
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)?	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.	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?	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 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?	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 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	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt

the site likely to cause harm to the objectives of the Green Belt designation?	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	
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 comment</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	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	No data
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 = <400m from an AW/ASNW
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
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1. Site Information		
Number (linked to GIS database)	HO3-218	
Site name/address	Eaglesham, Marley Road, Harrietsham	
Site area (ha)	1.2	
Approximate yield	3-4 units with existing dwellings retained	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the east side of Marley Road some 250m south of its junction with Pilgrims Way, and 280m north of its junction with Dickley Lane.</p> <p>The site lies at the foot of the scarp slope of the North Downs ridge and Marley Road generally rises northwards towards the escarpment.</p> <p>The site is currently occupied by a detached bungalow with a number of single-storey outbuildings. The development is situated on the western side of the site.</p> <p>Beyond the bungalow and outbuildings the land associated with the house falls in level eastwards as there is a valley that runs southwards from the Pilgrims Way towards Dickley Lane</p> <p>Immediately to the north of the property is a detached dwelling in substantial grounds with a substantial wooded area adjacent to the site boundary.</p> <p>The Marley complex is located adjacent to the NE corner of the plot and this area of their site is currently being remodelled and swales and an infiltration basin constructed.</p> <p>The site is in the countryside outside a defined settlement but has no specific designation in the MBWLP 2000.</p>	
Current use	Residential	
Adjacent uses	Residential (to north and south), Marley site (to the east) and equestrian (on west side of Marley Road).	
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>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>

	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 = 941m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1263m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1573m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1473m from 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 = 758m from 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	A = 830m from 'neighbourhood' 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 = 147m from accessible 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 = 3m from employment sites A = 1670 from local service centre
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment

land/space?	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	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 = 354m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1421m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9062m from 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 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 = >11km 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	A = Includes Grade 1, 2 or 3 agricultural land	G = Classified as Grade 1, 2 or 3 agricultural land but is

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	actually a residential property and garden.
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.	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?	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 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?	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	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?	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.	A = In close proximity to 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?	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	G = Not within or adjacent to the Green Belt

	openness 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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = 330m from an AW/ASNW
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	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information	
Number (linked to GIS database)	HO3-219 Lenham Cricket Pitch, Ham Lane, Lenham
Site name/address	Lenham Cricket Pitch, Ham Lane, Lenham, ME17 2QB
Site area (ha)	1.29 ha
Approximate yield	38.7 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The cricket ground is a visually attractive parcel of land immediately north of Ham Lane, between the primary school and several residential properties on the High Street near its junction with Ham Lane.</p> <p>The site rises slightly from Ham Lane towards the club pavilion in the north west corner, but in general it is a level rectangular field. The site is well screened from the primary school by a line of mature trees covering the entire western boundary. A public footpath runs alongside this boundary between the site and the primary school.</p> <p>The northern edge of the site is again very well screened by a line of mature trees, which also extend along a section of the boundary to the north east. However, much of the eastern boundary, and in particular the south east corner, is very open and there are clear views into the rear gardens of properties along the High Street.</p> <p>The site's boundary with Ham Lane is screened for the most part by a hedge and mature tree line. However, there are clear views into the site across the playground on Ham Lane which is immediately adjacent to the south west corner of the site.</p> <p>The site is accessed from Ham Lane very near the junction with the High Street and this access would need to be improved considerably if it was to take residential development.</p> <p>Lenham's conservation area shares a boundary with the entire northern edge of the site and part of its eastern edge.</p>
Current use	Cricket pitch
Adjacent uses	Primary school, 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?	<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>	G = Within the Maidstone Urban Area or a rural service centre

	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	A = 517m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 232m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 38m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 206m from 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 = 0m from 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 = 1m from 'neighbourhood' 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 = 0m from accessible 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 = 146m from local service centre G = 315m from employment sites
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment land/space

land/space?	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	
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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 = 23m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 446m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 10570m from 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 = >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	G = Does not include 1, 2 or 3 agricultural 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	
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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (22m away)
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 (43m away)
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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = >500m from AW/ASNW
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
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1. Site Information		
Number (linked to GIS database)	HO3-220	
Site name/address	Hubbard's Lane	
Site area (ha)	0.4	
Approximate yield	12 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site lies on the north side of the B2163 Heath Road on the east side of Hubbard's Lane opposite the Cornwallis Academy. It is within Loose Parish.</p> <p>The land falls northwards towards the Loose Valley from Heath Road.</p> <p>The site is currently used for intensive agriculture under polytunnel cultivation. The site has a frontage to Hubbard's Lane of approximately 50m.</p> <p>There is a tall and imperforate hedge along the boundary of the site with Hubbards's Lane. Conifer trees screen the northern boundary with the adjacent dwelling (Sunny Brae).</p> <p>The proposed site lies immediately to the south of a ribbon of development along Hubbard's Lane that is within the defined Loose village settlement boundary in the MBWLP 2000.</p> <p>The site is part of a larger site previously considered in the 2013 SHLAA exercise.</p>	
Current use	Agriculture	
Adjacent uses	Education (Cornwallis Academy), Residential and Agriculture	
2. Sustainability Appraisal		
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</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>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1576m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Secondary school opposite site
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 781m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 698m from 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 = 367m from 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	A = 753m from 'neighbourhood' 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 = 58m from accessible 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 = 1750m from local service centre R = 2525m from employment sites
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	G = Allocation will not lead to the loss of employment land/space

	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 = 365m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3712m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2564m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural land 100% Grade 3a (Less than 1hectare)

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>	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 = 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?	<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?	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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
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 = >400m
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)	HO3-221
Site name/address	Grove Paddock, Ashford Road, Lenham
Site area (ha)	0.75
Approximate yield	23
Proposed no. of pitches	N/A
Site description	<p>This is a well contained site with strong boundaries of mature trees and hedges covering its perimeter. The site is in a good location, immediately adjacent to the village boundary, and close to the village centre, community centre and medical facility. The site can be accessed from the A20 (running adjacent to the site's northern boundary) or from Old Ashford Road (through Grovelands, which is a retirement village adjacent to the site's southern boundary).</p> <p>The site comprises a level overgrown field, with a large tree towards the centre (which should be retained) and a significant cluster of trees in the south west and south east corners of the site (again deserving retention).</p> <p>The strong boundaries offer very limited views into the site – only from the A20. The main residential development adjacent to the site is Grovelands (a retirement complex) to the south of the site, comprising terraced 2 storey accommodation in an attractive and quiet woodland setting, set back from the Old Ashford Road on the grounds of Grove House, a Grade II listed building.</p>
Current use	Unmanaged grassland
Adjacent uses	Residential (retirement village), Village hall, medical centre

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>	G = Within the Maidstone Urban Area or a rural service centre
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>	G = 40m from medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 734m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 545m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 233m from 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 = 409m from 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	A = 550m from 'neighbourhood' 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 = 0m from accessible 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 = 140m from local service centre and 518m from employment sites
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 = 109m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1010m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 11066m from 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 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 = >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	G = Site previously assessed as not containing agricultural 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	
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>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (26m away)
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 = 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?	<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 = In close proximity to 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
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	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to

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	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
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 = >400m from AW/ASNW
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)	HO3-222	
Site name/address	Land at Home Farm Oast	
Site area (ha)	0.8	
Approximate yield	24 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west side of Boughton Road some 90m south of its junction with Lenham Heath Road. Access is from a 5m wide gate off Boughton Road</p> <p>The site comprises two paddocks currently used for sheep grazing. The land falls southwards towards the M20 motorway which is located beyond the site to the south.</p> <p>Opposite the site on the east side of Boughton Road is a designated LWS that has public access.</p> <p>Home Farm Oast is located to the north of the site as is a converted Grade II listed barn and other Grade II listed cottages situated at the junction of Boughton Road and Lenham Heath Road.</p> <p>There is an area of woodland adjacent to the SW corner of the site.</p> <p>The boundary of the site with Boughton Road is partially open and partially well screened by hedge and tree planting (towards the M20 and the south side of the site)</p>	
Current use	Paddock/sheep grazing	
Adjacent uses	M20 Motorway to S Residential to N Public access nature reserve/LWS to E Agriculture to W	
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>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>

	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 = 1803m medical/GP service
How far is the site from the nearest secondary school?	R = >3 900m A = 1600-3900m G = <1600m;	G = 1386m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1184m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1567m from 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 = 1314m from 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	A = 1312m from 'neighbourhood' 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 = 107m from accessible 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 = 1516m from local service centre and 1046m from employment sites
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment

land/space?	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	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	R = 1014m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1004m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 10036m from 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 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 = >12km 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	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	64% Grade 2, 34% Grade 3b (0.9 hectares)
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)?	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.	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?	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 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?	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	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?	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	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness 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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
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 = Site is >500m from AW/ASNW
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 = Potential impacts identified by County Council Ecologist (Local Wildlife Site nearby).
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1. Site Information	
Number (linked to GIS database)	HO3-223
Site name/address	The Russell Hotel, 136 Boxley Road, Maidstone
Site area (ha)	0.5 ha
Approximate yield	15
Proposed no. of pitches	N/A
Site description	<p>The site is located at the junction of Chattenden Court and Boxley Road. It has a frontage to Boxley Road of some 81m and to Chattenden Court of some 93m. There is a ragstone wall along Boxley Road that returns as far as the entrance to the Hotel in Chattenden Court.</p> <p>The site is currently occupied by the Russell Hotel This is a large part three/part two-storey building centrally located within the site and a separate former coach house building? to its NW.</p> <p>There are mature trees along the Boxley Road frontage and to the south of the Hotel between it and Fintonagh Drive to the south.</p> <p>Chattenden Court was constructed in the mid 1970s and comprises a development of two-storey detached/link-detached dwellings.</p> <p>The site slopes from north to south (down Boxley Road).</p>
Current use	Hotel
Adjacent uses	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?	<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>	G = Within the Maidstone Urban Area or a rural service centre
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>	A = 758m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 1156m from 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 = 420m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 427m from 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 = 379m from 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 = 106m from 'neighbourhood' 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 = 76m from accessible 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 = 400m from local service centre and 642m from employment sites
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 = 68m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1089m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 189m from 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	R = Within or adjacent 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	G = Does not include 1, 2 or 3 agricultural 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	G = Entirely within previously developed land

SA Topic: Flood Risk		
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 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	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	No data
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 = 626m from AW/ASNW
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)	HO3-224
Site name/address	Upper Dane, Ashford Road, Harrietsham
Site area (ha)	0.28
Approximate yield	8.4 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site immediately adjoins the built environment to the east of Harrietsham Village, along the A20, Ashford Road, and is opposite an allocated site (Mayfield Nursery) in the draft local plan.</p> <p>There are two detached residential bungalows on the site, one of them being recently built as a replacement dwelling. The remainder of the site serves as a garden for the recently built dwelling.</p> <p>The site slopes quite steeply upwards from its access on the Ashford Road towards its perimeter with a nearby residential dwelling (Whipacres). However, it is very well screened from the road by a mature hedgerow, as is the rest of the site.</p> <p>Access to the site is from the A20 at the 40mph limit mark. The access is narrow and one has to almost drive onto the A20 before there is visibility in both directions.</p>
Current use	Residential garden
Adjacent uses	Residential / woodland

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 (site 9m from nearest centre)
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>	A = 511m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 1581m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1097m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 982m from 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 = 349m from 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	A = Site is 469m from 'neighbourhood' 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 = 286m from accessible 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 = 673m from employment sites A = 2057 from 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 = 225m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,083m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8713m from 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 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 = >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	G = Existing dwelling and garden
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)?	<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>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts (Site 193m from 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 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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

<i>*Based upon 2012 Landscape Character Assessment 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	No data
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 = >400m from AW/ASNW (Site 465m from AW/ASNW)
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)	HO3-225	
Site name/address	Playing Fields at St Simon Stock Catholic School, Oakwood Park, Maidstone, Kent, ME16 0JP	
Site area (ha)	2.65 ha	
Approximate yield	79	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises part of the playing fields of the St Simon Stock School.</p> <p>It is 'L-shaped' in form.</p> <p>It bounds Queens Road to its north, a boundary marked by a continuous ragstone wall and trees, with the exception of a gated access in the far SW corner directly onto Queens Road. These features are strong and are a key element of the character of this section of Queens Road. Where the wall/landscaping has been breached (for the St Francis School site) this character has been weakened. On the northern side of Queens Road opposite the site is residential development erected in the late 1990s early 2000s as well as secure psychiatric accommodation (Trevor Gibbens Unit) within the Maidstone Hospital site.</p> <p>The western boundary adjacent to Victoria Orchard and Bramble Close is marked by mature woodland.</p> <p>There is a line of trees separating the site on its southern boundary and the car park for Mid-Kent college.</p> <p>The eastern boundary of the indicated site is contiguous with the remaining area of the existing school playing fields.</p> <p>St Simon Stock school buildings are located some 300m to the east and St Francis RC primary school buildings (accessed from Queens Road) are located some 120m from the edge of the site which abuts the playing fields of this school.</p> <p>The land is relatively level but is higher than Queens Road.</p>	
Current use	School playing field	
Adjacent uses	Education campus and conference centre (Oakwood House) and residential (to west and north)	
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>	G = Within the Maidstone Urban Area or a rural service centre

	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	A = 529m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 263m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 117m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1547m from 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 = 338m from 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	A = 578m from 'neighbourhood' 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 = 0m from accessible 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 = 337m from local service centre and 1278m from employment sites
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment

land/space?	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	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 = 92m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1547m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 89m from 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 = none identified at this stage
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 = Within or adjacent 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	A = Includes Grade 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural 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 = 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.	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?	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 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?	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 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	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	No data
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 = 767m from AW/ASNW
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)	HO3-226
Site name/address	South of Hermitage Court, Hermitage Lane, Maidstone (Submitted as West of Hermitage Lane, renamed to avoid confusion with other West of Hermitage Lane site)
Site area (ha)	1.9 ha
Approximate yield	85-95
Proposed no. of pitches	N/A
Site description	<p>The site comprises a densely wooded area set on higher ground than the highway on the west side of Hermitage Lane opposite Maidstone Hospital and The Old Hermitage. The boundary between MBC and Tonbridge & Malling BC runs through the woodland.</p> <p>The woodland is designated as Ancient Woodland.</p> <p>Beyond the southern boundary (a Public Footpath) is an underground reservoir operated by South East Water. Just beyond the MBC boundary but within the woodland is a telephone mast.</p> <p>NW of the development beyond the woodland and within Tonbridge and Malling BC area is Hermitage Court a complex of converted and new-build employment units.</p>
Current use	Woodland
Adjacent uses	Reservoir to south. Hospital to east (on east side of Hermitage Lane)

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>	A = 631m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 998m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 964m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1490m from 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 = 834m from 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	A = 742m from 'neighbourhood' 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 = 14m from accessible 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 = 1020m from local service centre A = 1829m from employment sites
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 = 303m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 785m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 842m from 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	R = Within or adjacent 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	G = Does not include 1, 2 or 3 agricultural 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	
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 = 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?	<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</p>	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential</i>

*Based upon 2012 Landscape Character Assessment and officer comments	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>landscape effects'</i> using this particular criteria.
Capacity of the Landscape to accommodate change *Based upon Landscape Character Assessment 2014	R = Low A = Moderate G = High	Low
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	R = 0m from an AW/ASNW
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)	HO3-227	
Site name/address	Land North East of Old Belringham Hall, Sutton Valence	
Site area (ha)	0.8 ha	
Approximate yield	24 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the scarp slope of the Greensand Ridge just below the main higher part of the village. The site is accessed directly from the scarp slope off the A274.</p> <p>The site rises steeply to the north and has commanding views southwards over The Harbour (the lower part of Sutton Valence) and The Weald beyond.</p> <p>The existing dwelling and outbuildings are located approximately half way up the slope within the site on its western side. The surrounding land, including the area proposed for the development, is intensively managed and mown grassland interspersed with groups of trees. There are two ponds on the site one in the NE corner in the area proposed for development and one located close to the route of any access between it and the house.</p> <p>The site has hedgerows and groups of trees around its boundaries that provide connecting habitat with surrounding land.</p>	
Current use	Residential and garden land	
Adjacent uses	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?	<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>G = 103m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5620m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 358m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 234m from 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 = 251m from 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	A = 478m from 'neighbourhood' 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 = 131m from accessible 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 = 3910m from local service centre and 3183m from employment sites
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 = 124m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5315m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3714m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural 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 = 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 = Contains or is adjacent to a listed building 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>	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?	<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 = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (90m away)
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	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to

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	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
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 = Site is 1000+m from AW/ASNW
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)	HO3-228
Site name/address	Land at Kingswood, Charlesford Avenue, Ulcombe, Headcorn, Kent
Site area (ha)	36
Approximate yield	1,080 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site comprises an area of woodland lying to the east of Kingswood village. The site is bounded by the village to the west, Lenham Road to the south and Chegworth Road to the east.</p> <p>The site falls gently towards the north and the Len Valley away from Lenham Road.</p> <p>A number of PROW cross the site including a bridleway that runs from the current end of Charlesford Avenue across the site to the east.</p> <p>The site is a designated Local Wildlife Site and designated Ancient Woodland</p> <p>It is subject to an Article 4 direction removing 'pd rights' for fencing and other means of enclosure.</p>
Current use	Woodland
Adjacent uses	Woodland and residential. Playing field and scout hut adjacent to SW corner.

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 = 2958m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 4595 from 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 = 376m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 494m from 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 = 34m from 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 = 10m from 'neighbourhood' 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 = 0m from accessible 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 = 5052m from local service centre A = 2203m from employment sites
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 = 26m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2488m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5340m from 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 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 = >7km 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	G = Does not include 1, 2 or 3 agricultural 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	
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 = 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?	<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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact, the site is in a heavily built up urban area.

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	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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	R = 0m from an AW/ASNW
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 = Potential impacts identified by County Council Ecologist

1. Site Information		
Number (linked to GIS database)	HO3-229	
Site name/address	Land at Little Squerryes, Church Road, Otham	
Site area (ha)	0.75 ha	
Approximate yield	22 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises a detached house set in 0.75ha of ground on the east side of Church Road Otham some 380m south of the edge of the urban area as defined in the MBWLP 2000.</p> <p>The plot is bounded by dense hedging on all sides. The land to the north and east is in arable production. To the south and west (on the far side of Church Road) is woodland.</p> <p>The site falls gently towards the north.</p> <p>The house is in an isolated position and unrelated to other development on Church Road.</p> <p>The closest dwellings are The Old Rectory (45m to NW from site boundary) which is Grade II listed and Rectory Cottage sited immediately to the north of The Old Rectory (75m from site boundary). Squerryes Oast is located west of the Old Rectory some 175m from the site boundary.</p> <p>Land to the north and west of the Old Rectory/ Rectory Cottage is proposed to be allocated for development under Policy H1(8) of the Reg 18 draft Maidstone Borough Local Plan. This would have a frontage to Church Road and the would be located approx 100m.</p>	
Current use	Residential single dwelling	
Adjacent uses	Woodland 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</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>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 652m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2174m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 668m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 910m from 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 = 778m from 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 = 285m from 'neighbourhood' 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 = 139m from accessible 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 = 471m from local service centre and 1295m employment sites
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	G = Allocation will not lead to the loss of employment land/space

	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 = 345m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2535m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 719m from 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	A = <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 = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously	R = Does not include previously developed land	A = Partially within previously developed land

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>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (43m)
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	R = Likely adverse impact (taking into account scale,	A detailed assessment of 'landscape capacity to

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>	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	<i>accommodate change</i> was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data

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 = 233m from AW/ASNW
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)	HO3-230
Site name/address	Baltic Wharf, St Peter's Street, Maidstone, ME16 0ST
Site area (ha)	0.39 ha
Approximate yield	11
Proposed no. of pitches	N/A
Site description	
Current use	Industrial units
Adjacent uses	Builders merchants, retail, car hire depot and residential some distance to south

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>	G = Within the Maidstone Urban Area or a rural service centre
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>	A = 430m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 382m from 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 = 435m from 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 = 441m from 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 = 98m from 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	A = 563m from 'neighbourhood' 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 = 98m from accessible 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 = 914m from local service centre and 0m from employment sites
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 lead to some small scale 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 = 102m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 108m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m	G = 148m from cycle route

	G = <400m	
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 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	R = Within or adjacent 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	G = Does not include 1, 2 or 3 agricultural 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	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.	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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (0m away)
Is the allocation of the site likely to impact upon a	A = Within or adjacent to a Conservation Area and there	A = Within or adjacent to a Conservation Area and there

Conservation Area?	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.	is the potential for negative impacts (106m away)
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 (25 m away)
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	N/A 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	No data
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

	<p>A = Flood risk zone 2 or 3a 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 A = Exception test is required G = Development is appropriate</p>	R = Development should not be permitted
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)?	<p>R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m</p>	G = Site is 1000+m from AW/ASNW
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 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 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)	HO3-231
Site name/address	North Car Park, Baltic Wharf, St Peter's Street, Maidstone, ME16 0ST
Site area (ha)	0.22 ha
Approximate yield	6 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>Car park/yard area to the north of the Maidstone-East railway line which passes above the site on a viaduct. Access is from a junction at the point where St Peters Street becomes Buckland Hill through a narrow archway under the railway viaduct.</p> <p>Access, through the arches in the viaduct to the Power Hub site, this is located on the south side of the railway...both sites are in the same ownership.</p> <p>The site fronts the Rover Medway on its eastern side. The railway viaduct forms the southern boundary.</p> <p>To the north site is adjoined by a housing development (13 units) erected in the early 2000s. These are three-storey town houses that face onto the River Medway. There is a riverside walkway to the river front of these houses secured for public access through a s106 agreement, although this appears to not be in use at the current time as the path is blocked adjacent this site.</p> <p>To the northwest/north of the adjacent residential development is a fitness/tennis centre and its car park area and beyond this Whatmans Park, a large public park.</p>
Current use	Car park/open storage
Adjacent uses	Dwellings to north, Leisure/tennis centre and public park (north of the adjacent dwellings) Industrial centre to south (beyond 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>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP	R = >800m	A = 471m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 338m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 435m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 541m from 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 = 36m from 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	A = 513m from 'neighbourhood' 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 = 36m from accessible 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 = 1012m from local service centre and 16m from employment sites
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	A = Allocation will lead to some 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 = 117m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 139m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 248m from 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 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	R = Within or adjacent 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	G = Does not include 1, 2 or 3 agricultural 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

	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.	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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (25m away)
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 (147m away)
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 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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

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	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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	R = Flood risk zone 3b A = Flood risk zone 2 or 3a
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	R = Development should not be permitted A = Exception test is required
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 = Site is 1000+m from AW/ASNW
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)	HO3-232	
Site name/address	Land at Barchams, Wind Chimes and East Went, Sutton Valence	
Site area (ha)	2.5	
Approximate yield	15	
Proposed no. of pitches	N/A	
Site description	<p>The site is located immediately to the SE of the junction of the C83 Chartway Street and the A274 North Street/Maidstone Road. It bounds both these highways.</p> <p>There is an existing established woodland belt along the Chartway Street and North Street frontages of the site. There is also mature hedging and trees on the eastern site boundary and on the southern side of the easternmost field.</p> <p>The site largely comprises two fields one of which is/was used for horse grazing and one appears to be unmanaged. There are two accesses onto Chartway Street. One serving 'Wind Chimes' and the western field and one serving the remaining land within the site (this has more recently been granted permission).</p> <p>Both sites are relatively level although there is a gentle rise southwards towards Sutton Valence village.</p> <p>The area adjacent to the development is known as Warmlake and contains a number of dwellings fronting the various roads as well as a garden centre and a large nursing home. There is a small business estate located on the west side of the A274 some 175m north of the Warmlake crossroads.</p> <p>Warmlake is located some 600m north the edge of Sutton Valence village as defined in the MBWLP 2000. The village centre and its facilities is located approximately 1km to the south.</p> <p>There is a footway on the western side of the A274 from the crossroads as far south as the southern boundary of the Sutton Valence School cricket ground and then on the eastern side of the A274 into the village.</p> <p>Also a footway on the south side of Chartway Street to Warmlake crossroads from the 'bus stop in Chartway Street.</p>	
Current use	Agriculture/Grazing land- Equestrian	
Adjacent uses	Agriculture and 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	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 G = Within the Maidstone Urban Area or a rural service centre	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	A = 513m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5087m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 513m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 652m from 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 = 45m from 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 = 135m from 'neighbourhood' 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 = 20m from accessible 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	R = >2400m A = 1600-2400m	R = 3276m from local service centre and 2641m from the nearest employment sites

centre?)	G = <1600m	
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 = 9m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5413m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3030m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural land 66% Grade 2 (1.7 hectares)
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)?	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.	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?	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 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?	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	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?	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 detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
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	R = Includes AW/ASNW A = <400m from an AW/ASNW	A = 355m from an AW/ASNW

Woodland (ASNW)?	G = >400m	
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)	HO3-233
Site name/address	Dickley Court, Dickley Lane, Harrietsham
Site area (ha)	0.5
Approximate yield	15 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is located at the junction of Dickley Lane and Ashford Road Lenham.</p> <p>The site comprises a large detached dwelling centrally located within its plot. To the west, east and north, the site is bounded by the Marley industrial complex. To the east is a further detached dwelling. To the SW opposite the site, is a petrol filling station accessed from the A20.</p> <p>There is a woodland belt to the west and east of the site, the northern boundary is relatively open. There are some mature trees on the site's boundary with Dickley Lane.</p> <p>The site is level.</p>
Current use	Dwelling
Adjacent uses	Industrial (Marley complex), Residential and Petrol Filling Station

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>R = 1411m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	<p>G = 808m from secondary school</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1152m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1285m from 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 = 343m from 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	A = 531m from 'neighbourhood' 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 = 23m from accessible 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 = 1212m from local service centre and 0m from employment sites
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 = 18m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 991m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9609m from 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 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 = >11km 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	G = Classified as Grade 1, 2 or 3 agricultural land but is actually a residential property and garden.
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.	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?	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 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?	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	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?	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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change	R = Low	No data

<i>*Based upon Landscape Character Assessment 2014</i>	A = Moderate G = High	
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 = 23m from an AW/ASNW
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)	HO3-234	
Site name/address	Land at Church Street, Boughton Monchelsea	
Site area (ha)	1.27	
Approximate yield	12 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located in the NE corner of the junction of Church Street with Church Hill and Heath Road (B2163)</p> <p>The trees that previously existed on the site have recently been grubbed-up; it is now open and has been ploughed. There is a hedge to Church Street and along Heath Road. There is an existing gated access to the site from the B2163 Heath Road.</p> <p>The gardens of dwellings fronting Church Street and the rear gardens of dwellings located within Lewis Court Drive adjoin the site to the north. There are other dwellings that front Heath Road to the east of the site and the NE corner of the site adjoins an existing area of woodland.</p> <p>Opposite the site on the south side of Heath Road is the Registered Historic Park of Boughton Place (Grade II). To the west, on the opposite side of Church Street to the site is Boughton Monchelsea Village Hall and the recreation ground. Immediately SW of the adjacent Heath Road/Church Street junction is the village primary school.</p> <p>The site falls gently towards the north away from Heath Road.</p>	
Current use	Open ploughed field any trees have recently been grubbed-up	
Adjacent uses	Residential and community use	
2. Sustainability Appraisal		
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?	R = >800m A = 400m – 800m G = <400m	R = 1371m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1156m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 61m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 293m from 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 = 174m from 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 = 11m from 'neighbourhood' 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 = 11m from accessible 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 = 1893m from local service centre A = 1653 from employment areas
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 = 34m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4426m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2048m from 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 = >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 = Includes Grade 1, 2 or 3 agricultural 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	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.	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 = Adjacent to a registered historic park and there is the potential for negative impacts.
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 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?	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 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	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? *Based upon Landscape Character Assessment 2014	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	Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change *Based upon Landscape Character Assessment 2014	R = Low A = Moderate G = High	High
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 = <400m from an AW/ASNW
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)	HO3-235	
Site name/address	Land at Maidstone Road, Marden	
Site area (ha)	2.1 ha	
Approximate yield	10-15	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the south side of Maidstone Rd. some 160m east of Church Farm. Maidstone Rd. has a 40mph limit at this point.</p> <p>The site is in the countryside outside a defined settlement and has no specific designation in the MBWLP 2000.</p> <p>The site comprises a parcel of land located immediately to the west of 'The Hollies' Maidstone Road Marden. It has a frontage to Maidstone Rd. of some 28m. The site widens out in a southerly direction as far as the railway-line to which it has a frontage of approximately 150m.</p> <p>The area of the site closest to Maidstone Rd. is currently rough grassland with the remaining (majority) of the site part of a larger orchard that extends to the east.</p> <p>'The Hollies' is a semi-detached dwelling which has a high hedge along the boundary with the site. The western boundary of the site is marked with a line of poplar and other trees. There are glimpses of the dwellings gardens and some paddock areas to the west from points along the boundary.</p> <p>To the south the Ashford-Tonbridge railway-line is in a cutting at this point. Beyond the southern boundary and the railway-line, the site is screened from the village of Marden by trees and woodland.</p> <p>Whilst generally level, the site does fall towards the south and is more undulating closer to the railway. In fact, the site rises to a high point on the SW corner adjacent to the railway-line.</p> <p>The existing orchard area to the east of the site is subject to an extant outline planning permission for the development of a new sports field for Marden Cricket & Hockey Club. The existing orchard on the site of the new ground is currently being grubbed-up.</p>	
Current use	Agriculture (orchard)	
Adjacent uses	Residential (to W and NE) Railway (to S) and land to the east has outline permission for a sports ground	
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	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 G = Within the Maidstone Urban Area or a rural service centre	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	A = 523m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5981m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 847m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 276m from 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 = 47m from 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	A = 502m from 'neighbourhood' 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 = 47m from accessible 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	R = >2400m A = 1600-2400m	G = 218m from local service centre and 504 from employment sites

centre?)	G = <1600m	
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 = 266m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 476m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8119m from 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 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 = >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?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>85% Grade 3a, 15% Grade 3b</p>
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>	<p>R = Does not include 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>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
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>	<p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>
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>	<p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>
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>	<p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p>
Is the site located within or in proximity to and/or likely to	<p>A = In close proximity to the Kent Downs AONB and/or</p>	<p>G = Not in close proximity to the Kent Downs AONB</p>

impact on the Kent Downs AONB?	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.	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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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	R = Includes AW/ASNW	G = >400m from AW/ASNW

Woodland (ASNW)?	A = <400m from an AW/ASNW G = >400m	
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)	HO3-236	
Site name/address	Yew Tree House, Upper Street, Leeds, Maidstone	
Site area (ha)	0.61	
Approximate yield	18 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is situated opposite Ledian Farm on the East side of the B2163 Upper Street Leeds 75m south of the junction with Farmer Close.</p> <p>The dwelling is set close to the road (some 3m from the edge of carriageway). It is within the Upper Street Leeds Conservation Area and is a Grade II listed building.</p> <p>Ledian Farmhouse opposite the site is also listed Grade II. The Conservation Area extends to the north and south of the proposed site on both sides of Upper Street.</p> <p>There is a substantial garden area located to the east of the dwelling that is bounded to the north by 'Bottins Platt Cottages' (Upper Street) and houses in Farmer Close, to the east by woodland, to the south by agricultural land and to the southwest by the garden of 'Cherrybank' the adjacent dwelling to the south of the site.</p> <p>The land in the area falls gently northwards.</p> <p>The house is set approximately 7m at its closest to the northern and southern site boundaries</p>	
Current use	Dwelling and garden	
Adjacent uses	Residential, Agriculture to SE	
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</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>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 3335m from medical/GP service
How far is the site from the nearest secondary school?	R = >3 900m A = 1600-3900m G = <1600m;	R = 5030m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 677m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2338m from 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 = 103 from 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 = 136m from 'neighbourhood' 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 = 80m from accessible 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 = 3299m from local service centre and 2701m employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space	G = Allocation will not lead to the 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	
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 = 2720m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3085m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 5336m from 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 = >5km 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 = Includes Grade 1, 2 or 3 agricultural land

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 = Contains or is adjacent to a listed building and there is the potential for negative impacts (0m away)
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 = Within or adjacent to a Conservation Area and there is the potential for negative impacts (0m away)
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 = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (79m)
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? <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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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 = Site is 1000+m from AW/ASNW
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)	HO3-237
Site name/address	Land at The Old Forge, Chartway Street, East Sutton
Site area (ha)	0.72
Approximate yield	10-15
Proposed no. of pitches	N/A
Site description	<p>The site is located on the south side of Chartway Street (C83) approx. 148m west of its junction with Morry Lane and 220m east of its junction with Charlton Lane.</p> <p>To the west of the site is a pair of semi-detached cottages the easternmost of which (Old Forge House) has an attached flank window overlooking the site and a garage on the site boundary, which is enclosed by timber close-boarded fencing.</p> <p>To the east is a further pair of semi-detached cottages. The boundary with the site to the rear (S) of these is formed by a tall conifer hedge that extends along the eastern boundary of the proposed site. The western boundary of No 2 Manor Farm Cottages adjacent to the site is more open, partial enclosure is provided by conifer hedging although this is much reduced in height.</p> <p>The site is occupied by a long (40m approx.) single-storey workshop building that is sited approximately 3m in from the eastern site boundary with no.2 Manor Farm Cottages and approximately 5m back from the edge of Chartway Street.</p> <p>Two further single-storey buildings (total length approx. 23m) are site approx. 2.5m to the west of the main building.</p> <p>To the south of these buildings the site widens out into a grassed paddock area of some 63m in depth and 90m in width. This wider area of the site is bounded to its west and south by Street Farm.</p> <p>The site is relatively level falling by approximately 2-3m over 120m or so towards the south.</p>
Current use	Vacant industrial premises. Previously used for repair of forklift trucks.
Adjacent uses	Residential and agricultural

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	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>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>	
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 = 2444m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6067m from 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 = 722m from 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 = 795m from 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 = 930m from outdoor sports facility
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 = 689m from 'neighbourhood' children's 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 = 180m from accessible 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	<p>R = >2400m</p> <p>A = 1600-2400m</p>	R = 5179m from local service centre and 3758m from employment sites

centre?)	G = <1600m	
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 = Vacant Fork lift truck workshops so will be some loss

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 = 521m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4084m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4888m from 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 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 = >7km 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 = Includes Grade 1, 2 or 3 agricultural land 60% Grade 3a, 28% Grade 3b (<1hectare)
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 = Mostly previously developed land, but area to rear is greenfield.
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.	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?	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 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?	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	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?	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 detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
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	R = Includes AW/ASNW A = <400m from an AW/ASNW	A = 180m from an AW/ASNW

Woodland (ASNW)?	G = >400m	
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