

# Maidstone Local Plan Sustainability Appraisal

Technical Appendix B:  
Employment / Mixed Use / Retail Site Options

Site assessment proformas

February 2016

<b>1. Site Information</b>	
Number (linked to GIS database)	ED-1
Site name/address	Land to the rear of Barradale Farm, Maidstone Road, Headcorn
Site area (ha)	3.29ha
Proposed Use	Approximately 5500 sq m of employment use B1b/c B2 and B8
Site Description	<p>Barradale Farm is located approximately 1.5km north of Headcorn Village Centre. It is in the Low Weald Special Landscape Area MBWLP policy ENV34.</p> <p>The proposed site is located immediately to the west (rear of) the existing Barradale Farm complex, it is currently an open field bounded to the west and north by trees and hedgerows.</p> <p>Barradale Farm was formerly an intensive egg production unit and the buildings have now been converted to other uses (9 units). One unit is in use for the sale and repair of agricultural machinery, 4 units are occupied by Barradale Eggs, a Self-storage unit, a garage/workshop for Streamline coaches/taxis, a printing business (Print Big) and Foreman's Emporium.</p> <p>The complex of buildings is very visible from the A274.</p> <p>The site itself is relatively flat. There is extensive concrete hardstanding around the units which extends to the rear. There is an existing pond linked to a ditch located to the rear of the Print and Streamline units.</p> <p>Land to the north of the site rises to a mini ridge which runs east-west. PROW KH580 runs westwards across the ridge from the A274 across to Plumtree Road. The existing buildings and car parking areas are visible from the ridge and from the A274 as it drops down the ridge towards the site</p> <p>Surrounding land use is predominantly agricultural with sporadic residential dwellings. There is a cluster of dwellings in a ribbon development either side of the A274 to the south of its junction with Stonestile Road 100m or so south of the site.</p> <p>There is a further hamlet along Stonestile Road to the SW of the site. This includes a further former egg packing unit now split into four employment units.</p> <p>Also a group of dwellings approximately 250m to the NW of the site, on Plumtree Road.</p>
Current use	Agricultural land and an area of concrete hardstanding associated with the existing business estate immediately to the east
Adjacent uses	<p>Predominantly agricultural</p> <p>Residential 100m+ to the E and SE, 250m to SW and 250m to NW. Former egg packing station now in 4 employment units to SW of site on Stonestile Road.</p>
<b>2. Sustainability Appraisal</b>	
<b>SA Topic: Community wellbeing</b>	

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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = Site is 1,376m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>R</b> = Site is 8,428m from secondary school
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<b>A</b> = Site is 1,158m from primary school
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = Site is 3,778m 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)?	<p><b>A</b> = &gt;1.2km</p> <p><b>G</b> = &lt;1.2km</p>	<b>G</b> = 400m from outdoor sports facility
How far is the site from the nearest children's play space?	<p><b>A</b> = &gt;300m from 'neighbourhood' children's play space</p> <p><b>G</b> = &lt;300m</p>	<b>A</b> = 1,066m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p><b>A</b> = &gt;300m (ANGST)</p> <p><b>G</b> = &lt;300m</p>	<b>G</b> = 247m 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = 3,981m from employment provision <b>G</b> = 1,240m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

## SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = Site is 160m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = Site is 1,775m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = Site is 1,146m from cycle route

## SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 6573m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = 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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<p><b>R</b> = Flood risk zone 3a=4.3%</p> <p><b>R</b> = Flood risk zone 3b=4.5%</p> <p><b>A</b> = Flood risk zone 2 =13%</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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>A</b> = Exception test is required
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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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 1,199m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 1,291m from LWS <b>G</b> = No likely impacts identified at this stage; 4,532m from LNR

1. Site Information		
Number (linked to GIS database)	ED-2	
Site name/address	Maidstone Market, Detling Industrial Estate, Detling	
Site area (ha)	2.37ha	
Proposed Yield	Storage and Distribution B8 (covered storage within surplus buildings 1200m <input type="checkbox"/> )	
Site Description	<p>Site comprises agricultural livestock market two buildings and extensive external hardstanding area.</p> <p>Tree planting to southern and western boundaries.</p> <p>Flat land on dip slope of North Downs ridge.</p> <p>Dwellings in Bimbury Lane clearly visible from site.</p>	
Current use	Livestock/poultry market and external hardstanding	
Adjacent uses	Detling Aerodrome Industrial Estate and farmland. Dwellings 250m to SE (Bimbury Lane)	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = Site is 4,698m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>R</b> = Site is 5,787m from secondary school



How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>R =</b> Site is 3,010m from primary school
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>R =</b> Site is 2,592m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>A =</b> 2,248m from outdoor sports facility
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> 2,856m from children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>G =</b> 280m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>G =</b> 0m from employment site <b>R =</b> 3,976m from local employment centre
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment land/space	<b>G =</b> 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?	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G =</b> Within or close to the 40% most deprived Super Output Areas within the country.	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

## SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = Site is 100m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 3,957m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 706m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 3070m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land

Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = Entirely within previously developed land
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A</b> = 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	<b>A</b> = Within or adjacent to the Green Belt and development could potentially cause harm to the	<b>G</b> = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness <b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 285m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage: 393m from LWS <b>G</b> = No likely impacts identified at this stage: 2,920m from LNR



1. Site Information	
Number (linked to GIS database)	ED-3
Site name/address	Detling Airfield Industrial Estate, Detling
Site area (ha)	44.70ha
Proposed Use	Light industry (B1c) General industry (B2) Storage and distribution (B8). Sqm not specified.
Site Description	Gently falling to N/NE but predominantly level land on dip slope of North Downs ridge. Large open fields Site is clearly visible from A249 to S/SW CAA navigation beacon on SW boundary of site
Current use	Agriculture
Adjacent uses	Kent Showground c600m to SW, Garage and contractors depot and restaurant adjacent A249 c200m to S, one isolated dwelling fronting A249 surrounded by indicated site, existing industrial estate to N and agricultural 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 4,184m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>R</b> = 5,279m from secondary school</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p>	<p><b>R</b> = 2,699m from primary school</p>

	<b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 2,058m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = 1,739m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 2,534m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 4m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 0m from existing employment site <b>R</b> = 3,351m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 100m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 3,337m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,888m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 2480m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>A</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>A</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	<b>R</b> = Likely adverse impact (taking into account scale,	<b>R</b> = 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 <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is unlikely to be appropriately mitigated
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## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 0m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist; 3m from LWS <b>G</b> = No likely impacts identified at this stage: 2,912m from LNR

1. Site Information		
Number (linked to GIS database)	ED-4	
Site name/address	Land adjacent to Wheelbarrow Industrial Estate, Pattenden Lane, Marden	
Site area (ha)	1.85ha	
Proposed Yield	Light industry (B1c) General industry (B2) Storage and distribution (B8) At 40% site cover the development area could accommodate some 8,000 sq m of commercial floorspace.	
Site Description	<p>Site comprises existing and rather overgrown uncultivated agricultural land (one dilapidated barn on part of site) to west of existing employment area (Scarab and Alan Firmin warehouses) and north of the Kent Air Ambulance HQ. Air Ambulance flight-path is across SW corner of proposed site</p> <p>Land is flat with clear views across to the well defined (by trees and hedges) rear boundaries of properties in Pattenden Lane and the industrial estate (no screening).</p> <p>Land to west of site partly football ground and partly arable field</p> <p>Between industrial estate and proposed site is a large reservoir with poplar and willow trees around its edges this is surrounded by raised banks.</p> <p>Site is bounded on its western side by a public footpath KM243</p>	
Current use	Unused agricultural land	
Adjacent uses	Industrial estate, agriculture and playing field	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>A</b> = 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?	<b>R</b> = >800m	<b>A</b> = 599m from medical/GP service

	<b>A</b> = 400m – 800m <b>G</b> = <400m	
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = 6,095m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = 494m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 890m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 5m from outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 701m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = 901m from the nearest area of publicly accessible greenspace (ANGST)
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 3m from employment site <b>G</b> = 856m
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 701m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 556m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 876m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 7300m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = Does not include previously developed land
Landscape, townscape and the historic environment:		
<b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b> <b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b>		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p><b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<p><b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p><b>A</b> = Impact could be mitigated, development could round off existing area.</p>

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<p><b>A</b> = Flood risk zone 2 = 100%</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><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<p><b>G</b> = 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<p><b>G</b> = 1,669m from an AW/ASNW</p>

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage: 2,319m from LWS <b>G</b> = No likely impacts identified at this stage: 4,959m from LNR



1. Site Information		
Number (linked to GIS database)	ED-5	
Site name/address	Land at Hill Farm, Linton Hill, Linton	
Site area (ha)	0.75ha	
Proposed Use	Light industry (B1c), General industry (B2), Storage and distribution (B8). At 40% site cover the development area could accommodate some 1,600 sq m of commercial floorspace.	
Site Description	<p>Site located on west side of A229 Linton Hill served off an existing access onto the A229.</p> <p>Land in question is opposite Hill Place and existing business units at Hill Farm.</p> <p>Site is just below the ridge of the scarp slope of the Greensand ridge and rises towards the north.</p> <p>Site is currently occupied by a number of polytunnels that run north-south and some silos/tanks. The land to the east of these (up to the road) is an open grass field.</p> <p>The land is higher than the footpath and carriageway of the A229.</p> <p>The site is bounded by a mature and well maintained hedge to the A229. The southern boundary is open. The western boundary of the land is marked by an existing tree/windbreak.</p> <p>To the north some 95m from the site is the boundary of 'Larchwood Grange' a detached dwelling. The boundary with the site is formed of trees and a hedge although there are gaps in this boundary planting.</p>	
Current use	Agriculture	
Adjacent uses	Business units, agriculture and dwellings	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 895m from medical/GP service</p>

How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>G</b> = 605m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = 1101m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 1,221m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 438m from outdoor sports facility
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 912m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 59m 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = 3,297m from existing employment <b>G</b> = 1,120m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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)	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 400m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 3,556m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 398m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 1716m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = Does not include previously developed land
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 1,364m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	<b>A</b> = Potential impacts identified by County Council	<b>G</b> = No likely impacts identified at this stage 1,365m

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist <b>G</b> = No likely impacts identified at this stage	from LWS <b>G</b> = No likely impacts identified at this stage: 4,157m from LNR
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<b>1. Site Information</b>	
Number (linked to GIS database)	ED-6
Site name/address	Waterside Park, land south of M20 junction 8 and east of Old Mill Lane, Hollingbourne
Site area (ha)	17.01ha
Proposed Use	The creation of up to 60,000m <sup>2</sup> of employment floorspace in use classes B1, B2 and B8.
Site Description	<p>The site is situated to the south of A20 at the point the A20 connects to J8 of the M20. It is bordered to the north by a tree and shrub-covered bank, which slopes steeply down to the A20, and by a wooden fence and to the west by Old Mill Road, a single track rural lane which connects to Leeds village. The boundary between Old Mill Lane and the site is defined by a tree and shrub covered bank which becomes gradually less pronounced beyond what appears to be a disused gated field access. Approaching the Old Mill Farm complex, as the lane turns south, the western most extent of the site can be seen.</p> <p>To the south the site excludes the collection of farm buildings at Old Mill Farm and the adjacent residential properties called Old Mill House and Old Mill Oast. To the south the site boundary follows the tree lined edge of the River Len which has been dammed to create a mill pond in this location. The extent of the tree belt extends to the east of the site beyond which a further pond lies. Further to the east is the Mercure Hotel.</p> <p>The site excludes an area of land to the north west which is a depot for Biffa Bins. The boundary between the proposal site and the Biffa Bins site is marked by a belt of trees (perpendicular the A20) which can be seen at the crest of the rising ground in views from the A20 heading west. The boundary to the south of the Biffa site (parallel to the A20) comprises a fence.</p> <p>There is a gated agricultural access to the site off the A20 to the east of the A20 roundabout.</p> <p>From the crest of the site which is to the immediate south of the Biffa Bins site, the land falls away quite markedly to the east and to the south. The highest point has a contour height of approximately 65m whilst the lower parts adjacent to the mill ponds to the south are at a height of some 45m, an overall fall across the site of some 20m. The incline of the slope is more pronounced towards the upper reaches of the site.</p> <p>Between the site and the A20 to the north, the land banks down steeply to the road.</p> <p>Similarly the land banks down to Old Mill Lane to the west. Close to the Biffa Bins site this bank is substantial. Further along Old Mill Lane the bank becomes less pronounced.</p>
Current use	The site is in agricultural use.
Adjacent uses	To the north is A20 and its intersection with M20. The north west corner of the site abuts the Biffa Bins site which is accessed from Old Mill Lane. To the north west/west of Old Mill Lane is agricultural land. The farm complex of Old Mill Farm is to the south west of the site alongside the 2 residential properties of Old Mill House and Old Mill Oast. Beyond the woodland and mill pond to the south are agricultural fields and to the east, beyond a tree belt, is the Mercure Hotel. North of the site on the northern side of A20 is Old England Cottage (listed).
<b>2. Sustainability Appraisal</b>	
<b>SA Topic: Community wellbeing</b>	
<b>Accessibility to existing centres and services:</b>	

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 2,469m from a medical/GP service</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>R</b> = 4,855m from secondary school</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<p><b>A</b> = 819m from primary school</p>
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 913m from post office</p>
<b>Accessibility to outdoor facilities and greenspace:</b>		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p><b>A</b> = &gt;1.2km</p> <p><b>G</b> = &lt;1.2km</p>	<p><b>G</b> = 883m from outdoor sports facility</p>
How far is the site from the nearest children's play space?	<p><b>A</b> = &gt;300m from 'neighbourhood' children's play space</p> <p><b>G</b> = &lt;300m</p>	<p><b>A</b> = 1,184m from 'neighbourhood' children's play space</p>
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p><b>A</b> = &gt;300m (ANGST)</p> <p><b>G</b> = &lt;300m</p>	<p><b>G</b> = 18m from the accessible greenspace</p>



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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = 3,286m from employment site <b>A</b> = 2,257m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 400 - 800m
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,086m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,921m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>A</b> = Site is 208m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 2 & 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = 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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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	<b>A</b> = Contains or is adjacent to a listed building and there	<b>A</b> = Contains or is adjacent to a listed building and there

building?	is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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>	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = 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 ( <i>see row below for the findings relating to this site</i> ). 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>	<b>R</b> = Low <b>A</b> = Moderate <b>G</b> = High	<b>Low</b>

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3a = 5.5% <b>R</b> = Flood risk zone 3b = 5.5% <b>A</b> = Flood risk zone 2 = 6.5%
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development may be appropriate although not on 100% of the site.

## 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 99m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist; 0m from LWS <b>G</b> = No likely impacts identified at this stage; 4,358m from LNR

1. Site Information		
Number (linked to GIS database)	ED-7	
Site name/address	Weald Gardens, Maidstone Road, Staplehurst	
Site area (ha)	1.53ha	
Proposed Use	<p>Research and development (B1b) Light industry (B1c)            General industry (B2) Storage and distribution (B8) Gypsy &amp; Traveller / Travelling Showpeople pitches            10000 m2 indicative floorspace.            It is suitable to fit around 50 Gypsy &amp; Traveller vehicles.            It is suitable for Travelling Showpeople pitches.            It is suitable to create industrial estate or building for businesses.            It is also suitable to build stables for horse owners.            It is not suitable for housing because land falls within the open country side, unless there is some special permission from local authority to build houses. You could build around 20 three bed houses with 10 two bed houses.</p>	
Site Description	<p>Site is open with low hedge to A229 frontage. Currently used as grazing paddocks, split into two. Remains of hardstanding on south part of the site and a substandard access onto A229.</p> <p>Further south Huntsman Stables (opposite Clapper Lane) is currently being cleared from previously unauthorised development .</p> <p>Dwelling 'Fairfields' set behind substantial hedge/fence on other side of road. Other sporadic dwellings in locality.</p> <p>Homeleigh Timber building to north of site closer to hamlet at Cross-at-Hand.</p> <p>The general topography is flat and level land that borders the Beult located some 600m NE of the site.</p>	
Current use	Grazing remains of hardstandings	
Adjacent uses	Agriculture, isolated dwellings, further to north, Homleigh Timber Supplies depot	
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><b>R</b> = 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><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services</p>	<p><b>R</b> = 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 <b>G</b> = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = Site is 2,500m from medical/GP service
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = Site is 5,359m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = Site is 2,409m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = Site is 1,550m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = Site is 1,126m from outdoor sports pitch
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 984m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = 984m from the nearest area of publicly accessible greenspace (ANGST)

### 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 1,307m from existing employment site <b>R</b> = 2,514m from local service centre
Will allocation of the site result in loss of employment	<b>R</b> = Allocation will lead to significant loss of employment	<b>G</b> = Allocation will not lead to the loss of employment

land/space?	land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 700m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,347m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,117m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 5340m from an AQMA

### SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		
<b>Land Use:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land
<b>Landscape, townscape and the historic environment:</b>		
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		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.



	features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3a=97% <b>R</b> = Flood risk zone 3b=84% <b>A</b> = Flood risk zone 2 = 98%
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted

## 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 1,500m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage: 1,315m from LWS <b>G</b> = No likely impacts identified at this stage: 2,691m from LNR

1. Site Information		
Number (linked to GIS database)	ED-8	
Site name/address	Wickham Field, Pattenden Lane, Marden	
Site area (ha)	0.21ha	
Proposed Use	Light Industry (B1c) 6 no light industrial starter business units approx 50m2 footprint per unit.	
Site Description	<p>The site is located on the west side of Pattenden Lane approximately 100m north of the current extent of the settlement and employment area as defined in the MBWLP 2000. The land is level and flat and comprises a large gap in the streetscene.</p> <p>It is an open field that is managed/mown. There is a 1.8m high hedge to Pattenden Lane that provides a good dense screen. The northern and southern boundaries are secured by close boarded fencing.</p> <p>Views of the agricultural land to further to the west of the site are not possible due to existing conifers on the site and a native tree screen beyond the site boundary to the west.</p> <p>There are dwellings to the north and south and a travelling showmen's site to the SW.</p> <p>The dwelling to the north has no windows facing the site and the dwelling to the south has a doorway and one small ground floor window facing the site across the access.</p> <p>Greenfield: Rural</p>	
Current use	Open field	
Adjacent uses	Residential to north and south. long established travelling showmen site to SW. Orchard on east side of Pattenden Lane opposite site .	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 812m from medical/GP service
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = 5,932m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = 838m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 1,023m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 326m from outdoor sports pitch
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 1,003m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = 916m (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)?	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 106m from existing employment site <b>G</b> = 987m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space

	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,003m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 701m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 187m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 7142m 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>R</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p>	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	<b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>A</b> = Flood risk zone 3a = 1% <b>A</b> = Flood risk zone 2 = 100%
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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	<b>R</b> = Includes AW/ASNW	<b>G</b> = 1,617m from an AW/ASNW

Woodland (ASNW)?	<p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage: 2,263m from LWS</p> <p><b>G</b> = No likely impacts identified at this stage: 4,994m to LNR</p>



<b>1. Site Information</b>	
Number (linked to GIS database)	ED-9
Site name/address	Land at Eclipse Park, Sittingbourne Road, Boxley
Site area (ha)	5.39ha
Proposed Yield	Mixed use development - Any appropriate employment-generating uses.
Site Description	<p>The site is located on the north side of the A249 Bearsted Road immediately to the north of the Hilton Hotel and NE of the 'Chiltern Hundreds' PH.</p> <p>The site extends to approximately 5.37ha in area. It is currently occupied by four office buildings and a 'park and ride' car park and has four other plots cleared and ready for development three with detailed consent one with outline. Permission also exists in the NW corner of the Park for the erection of a hotel.</p> <p>The site is bounded to the east by a section of the A249, that provides a connecting link from Bearsted Road to junction 7 of the M20 Motorway and beyond to Detling and Sittingbourne. To the north lies the M20 motorway (at a lower level than the site) and to the west Old Sittingbourne Road, Shaw Close and Heath Wood. To the south is the Hilton Hotel and Bearsted Road with the Vinters Park estate beyond. To the east of the A249 link, lie Notcutts Garden Centre and the Newnham Court complex. Opposite the site on the south side of Bearsted Road is woodland that is part of the Vinters Valley Nature Reserve.</p> <p>To the east of the Hilton Hotel is a completed access road to Eclipse Park that currently only allows ingress into Eclipse Park from Bearsted Road but not egress. However, highway improvement works are currently taking place in Bearsted Road that would provide a signalised junction that would allow right turns into Eclipse Park from Bearsted Road and egress in both directions from Eclipse Park onto Bearsted Road.</p> <p>Levels within the site rise northwards towards the motorway and its junction 7. The A249 is set at a progressively higher level than the site, the further north from the roundabout on Bearsted Road that one moves.</p> <p>The site lies within the defined urban area of Maidstone and forms part of a designated employment site allocated under policy ED1 of the Maidstone Borough-wide Local Plan 2000. The site is also subject to the provisions of Policy T17 of the Borough-wide Local Plan that allocated part of the wider employment designation as a 'Park &amp; Ride' site, which is now in place, to the north and north west of the 'Towergate' office building.</p>
Current use	Business park (4 office buildings occupied) and a 'park and ride' car park
Adjacent uses	Hilton Hotel Residential (Shaw Close and on south side of Bearsted Road) M20 motorway to north Notcutts/Newnham Court on east side of A249/M20 junction 7 link road.
<b>2. Sustainability Appraisal</b>	
<b>SA Topic: Community wellbeing</b>	

### 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = 1,007m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>G</b> = 1,359m from secondary school
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<b>A</b> = 1,127m from primary school
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = 722m 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)?	<p><b>A</b> = &gt;1.2km</p> <p><b>G</b> = &lt;1.2km</p>	<b>G</b> = 448m from outdoor sports facilities
How far is the site from the nearest children's play space?	<p><b>A</b> = &gt;300m from 'neighbourhood' children's play space</p> <p><b>G</b> = &lt;300m</p>	<b>G</b> = 89m from children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p><b>A</b> = &gt;300m (ANGST)</p> <p><b>G</b> = &lt;300m</p>	<b>G</b> = 26m 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 594m from local employment site <b>G</b> = 694m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 89m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,985m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,328m 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	<b>A</b> = Potential adverse impact	<b>G</b> = No effects identified at this stage / not applicable

arising from allocation of the site?	<b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = 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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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	<b>A</b> = Within or adjacent to a Conservation Area and there	<b>G</b> = Not within or adjacent to a Conservation Area and is

Conservation Area?	is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated
<b>SA Topic: Flood Risk</b>		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = Flood risk zone 1
Is the proposed use of the site appropriate in terms of	<b>R</b> = Development should not be permitted	<b>G</b> = Development is appropriate

guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>A</b> = Exception test is required <b>G</b> = Development is appropriate	
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 20m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist: 191m from LWS <b>A</b> = Potential impacts identified by County Council Ecologist: 36m from LNR

1. Site Information	
Number (linked to GIS database)	ED-10
Site name/address	Island Site, Junction 6 M20, Chatham Road, Boxley
Site area (ha)	1.33ha
Proposed Yield	<p>Offices (B1a), Research and development (B1b), Light industry (B1c), General industry (B2), Storage and distribution (B8), Mixed use development</p> <p>Employment provision to include offices, motor trade, industrial and storage/distribution uses in accordance with the representations dated October 2011 submitted to the Council on the draft Core Strategy DPD. (Up to 4000m<sup>2</sup> of mixed employment floorspace)</p>
Site Description	<p>The site amounts to some 1.33ha in area and is located in countryside outside the defined urban area of Maidstone within the North Downs Special Landscape Area and the Maidstone-Medway Strategic Gap.</p> <p>It is located in the northwest quadrant of the land surrounding junction 6 of the M20 motorway. It is accessed directly from and located to the west side of the northbound connecting road that runs between the 'Running Horse Roundabout' on the south side of the M20 and the 'Cobtree Roundabout' on the north side of the M20. The site is bounded to the south by the M20 Motorway itself and to the north-west and north by the coast-bound exit slip road from the motorway at junction 6 that connects with 'Cobtree Roundabout.'</p> <p>The site is currently largely open and its southern side is higher than the motorway carriageway. On the northern side close to the slip road, site levels fall towards the north east relative to the slip road as this rises to meet the roundabout.</p> <p>In the north east corner of the site are the remains of the former lodge building and this is in a derelict state. To the south of the lodge lies an existing pond. Both the lodge and the pond are located in the lowest area of the site some 25m or more lower than the adjacent highways.</p> <p>There is existing native species landscaping along the motorway slip road within highway limits and therefore outside the site. This comprises a mixture of Field maple, Oak, Ash, Birch, Plum, Box Elder, Holm Oak, Pine and Sycamore with Hazel, Dogwood, Guelder Rose, Privet and Wayfarer. The plants are between 2m and 12m in height and the area is densely planted. Along the main motorway carriageway within highway limits planting is 2m-4m in height and comprises Oak, Ash, Hawthorn, Dogwood and Sallow. Planting on the A229 slip road is between 6m and 16m adjacent to the south east corner of the site (Ash, Field maple, Hawthorn, Sea buckthorn).</p> <p>Within the site, the area around the lodge is fairly overgrown and there are number of weeping willow trees in this area and around the existing pond.</p> <p>The site is in essence an 'island' site. It is surrounded on all sides by roads and a significant amount of highway infrastructure. These are prominent features in the landscape and largely define the character of the immediate area surrounding the site.</p> <p>From long distance views from within the AONB and SLA on the scarp slope of the Downs, the site is not visible. It is lost against the existing development in Old Chatham Road and also due to the Cobtree Roundabout being elevated above the site. The existing highway infrastructure in the area also provides a visual barrier.</p>

	<p>The site is visible from Forstal Road and from the footbridge by Old Chatham Road. Glimpses of the site are also possible from the coast-bound exit slip road off the M20 through the landscaping on the highway verge as the road rises to meet the Cobtree Roundabout.</p> <p>Views of the site are limited to short distance views. Wider views are curtailed by existing topography, woodland (including within Cobtree Park) and the highway infrastructure and existing development at the foot of Bluebell Hill. The site is not visible from south of the M20. However the site is also seen in the context of the significant highway infrastructure that is present in the area and which surrounds the site on all sides. This is the dominant feature in the landscape and existing character of the area.</p>
Current use	Vacant
Adjacent uses	Highways (A229 and M20) and a golf course to north of the M20 J6 coast-bound off slip-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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = 1,808m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>A</b> = 2,006m from secondary school
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<b>R</b> = 1,480m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m	<b>R</b> = 1,328m from post office



	<b>A = 400m – 800m</b> <b>G = &lt;400m</b>	
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)?	<b>A = &gt;1.2km</b> <b>G = &lt;1.2km</b>	<b>G = 24m</b> from outdoor sports facility
How far is the site from the nearest children's play space?	<b>A = &gt;300m</b> from 'neighbourhood' children's play space <b>G = &lt;300m</b>	<b>A = 1,024m</b> from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A = &gt;300m</b> (ANGST) <b>G = &lt;300m</b>	<b>G = 844m</b> 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?)	<b>R = &gt;2400m</b> <b>A = 1600-2400m</b> <b>G = &lt;1600m</b>	<b>G = 844m</b> from local employment provision <b>A = 1666m</b> from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment land/space	<b>G =</b> 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?	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G =</b> Within or close to the 40% most deprived Super Output Areas within the country.	<b>G =</b> Within or close to the 40% most deprived Super 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?	<b>R = &gt;800m</b> <b>A = 400 - 800m</b>	<b>R = 1,024m</b> from bus stop

	<b>G</b> = <400m	
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,431m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 492m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 2 & 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>A</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	<b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

of the impacts is unlikely to be achieved?	<p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = 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><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<p><b>A</b> = Flood risk zone 3a = 2.6%</p> <p><b>A</b> = Flood risk zone 2 = 2.6%</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><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>G</b> = 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = 518m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage: 468m from LWS</p> <p><b>G</b> = No likely impacts identified at this stage: 1,579m from LNR</p>

1. Site Information		
Number (linked to GIS database)	ED-11	
Site name/address	Land to the south of Claygate Distribution, Pattenden Lane, Marden	
Site area (ha)	4.40ha	
Proposed Use	B1 (a ,b & c), B2 and B8	
Site Description	<p>Site is located on east side of Pattenden Lane and comprises a rectangular shaped piece of land immediately to the east of the current extent of the designated Pattenden Lane Employment Area.</p> <p>The site abuts the existing settlement boundary on its western and southern sides although, the railway station lies outside the settlement boundary.</p> <p>Two-thirds (approx.) of the site is now developed and is occupied by Claygate Distribution whose premises comprise two buildings (one of which is nearing completion). The company distributes bathroom products and bathroom accessories.</p> <p>The remaining land to the south is an open field and this runs down to the Ashford-Tonbridge railway line and backs onto Marden Station which occupies higher ground than the site.</p> <p>PROW KM242 runs up the eastern side of the site from the churchyard towards Underlyn Lane and is fenced in on both sides. To the east of this is agricultural land with pollarded windbreak trees adjacent to the fence along the footpath.</p> <p>There are views across to Church Farm in the distance.</p> <p>The existing site and buildings are visible from the footbridge on KM242 over the railway line and from the station platforms and station footbridge.</p>	
Current use	Storage and distribution warehouse and offices and open field used for occasional grazing	
Adjacent uses	Industrial estate (to west) agricultural land (to east) railway line (to south) single residential property to north	
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><b>R</b> = 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><b>A</b> = Adjacent to the Maidstone Urban Area or a rural</p>	<b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

	service centre, or could be more accessible to services if other sites allocated as well <b>G</b> = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = Site is 161m from nearest GP/Medical service
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = Site is 6,044m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = Site is 419m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = Site is 296m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = Site is 349m from outdoor sports pitch
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = Site is 342m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = Site is 371m (ANGST) from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m	<b>G</b> = 0m from employment site <b>G</b> = 262m from local service centre

	<b>G</b> = <1600m	
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 342m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 14m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,089m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA	<b>G</b> = Site is 7268m to an AQMA

	<b>G =</b> >1km of an AQMA	
<b>SA Topic: Water resources and quality</b>		
Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		
<b>Land Use:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A =</b> Includes Grade 1, 2 or 3 agricultural land <b>G =</b> Does not include 1, 2 or 3 agricultural land	<b>A =</b> Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R =</b> Does not include previously developed land <b>A =</b> Partially within previously developed land <b>G =</b> Entirely within previously developed land	<b>A =</b> Partially within previously developed land
<b>Landscape, townscape and the historic environment:</b>		
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		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A =</b> On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G =</b> Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G =</b> 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?	<b>A =</b> Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G =</b> Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G =</b> 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?	<b>A =</b> Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G =</b> Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>A =</b> Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant	<b>A =</b> Within an area where significant archaeological	<b>A =</b> Within an area where significant archaeological



archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>A</b> = Flood risk zone 2 = 0.12%
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = 1,083m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 1,722m from LWS</p> <p><b>G</b> = No likely impacts identified at this stage: 4,349m from LNR</p>

1. Site Information		
Number (linked to GIS database)	ED-12	
Site name/address	Land at Woodcut Farm, Ashford Road, Hollingbourne	
Site area (ha)	18.71ha	
Proposed Uses	B1 (a, b & c) and B8 Innovation Centre 16,800 m <sup>2</sup> Employment Village 7,000 m <sup>2</sup> Distribution and Warehousing 25,500 m <sup>2</sup>	
Site Description	<p>The site is situated to the west of the A20/M20 junction (junction 8). It comprises the wedge of land lying between the M20 to the NE and A20 to the SW. The site is agricultural land, divided into fields by hedgerows which predominately run in a N/S direction. The site is also bisected N/S by a watercourse which eventually runs into the River Len to the south of A20. The land is undulating, the ground rising up from either side of a tributary of the River Len which bisects the site. The ground rises to a high point of approximately 70m in the field to the north west of Woodcut Farm. To the east of the stream the land rises gently towards the site's eastern boundary.</p> <p>To the south the site abuts a number of dispersed properties which front onto A20 (Ashford Rd). To the SE the site is bounded by Musket Lane. The boundary to the M20 is denoted by the embankment up to M20. To the NW lies Chrismill Lane and a substantial tree belt which fronts onto this Lane. The site boundary then follows the hedge belt which adjoins Chrismill Lane approximately half way down its length and links to the complex of buildings at Woodcut Farm and turns south to A20, running along the eastern boundary of the fields which front onto the Woodcut farm access (PROW KH641).</p>	
Current use	The majority of the site is in agricultural use. The site also includes some of the buildings of Woodcut Farm.	
Adjacent uses	<p>The site is bounded to the NE by M20 and beyond this the Maidstone motorway services site and open agricultural land and wooded areas. To the NW, north of A20, is further agricultural land, interspersed with woodland copses. Between the western extremity of the site and A20 to the south lie a number of scattered detached residential properties set in substantial grounds and part of Woodcut Farm complex itself. Further to the east, the site surrounds on 3 sides 'Chestnuts' where there is a car wash, and the group of properties at White Heath, including the mortuary building of the Hollingbourne Union Workhouse, which themselves face A20.</p> <p>On the south side of A20, facing the site is the Pine Lodge Touring caravan park and, to the east of this an area of open agricultural fields. To the east of the site is the A20/M20 interchange itself.</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?	<b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to	<b>R</b> = 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 <b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well <b>G</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 2,121m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = 4,494m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = 1,518m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 1,138m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 542m from outdoor sports pitch
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 1,821m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 215m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m	<b>R</b> = 3,637m from employment provision <b>A</b> = 1,608m from local service centre

	<b>G</b> = <1600m	
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = <400m
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,123m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,584m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA	<b>R</b> = Within or adjacent to an AQMA

	<b>G =</b> >1km of an AQMA	
<b>SA Topic: Water resources and quality</b>		
Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		
<b>Land Use:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A =</b> Includes Grade 1, 2 or 3 agricultural land <b>G =</b> Does not include 1, 2 or 3 agricultural land	<b>A =</b> Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R =</b> Does not include previously developed land <b>A =</b> Partially within previously developed land <b>G =</b> Entirely within previously developed land	<b>R =</b> Does not include previously developed land
<b>Landscape, townscape and the historic environment:</b>		
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		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A =</b> On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G =</b> Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G =</b> 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?	<b>A =</b> Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G =</b> Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A =</b> 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?	<b>A =</b> Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G =</b> Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G =</b> 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	<b>A =</b> Within an area where significant archaeological	<b>A =</b> Within an area where significant archaeological

archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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>	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = 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>	<b>R</b> = Low <b>A</b> = Moderate <b>G</b> = High	<b>Low</b>
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 19m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist; 142m from LWS <b>G</b> = No likely impacts identified at this stage; 3,899m from LNR



<b>1. Site Information</b>	
Number (linked to GIS database)	ED-13
Site name/address	Haynes Brothers Ltd, Ashford Road, Maidstone
Site area (ha)	2.10ha
Proposed Use	A1 retail 35,0000sqft
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 submitted in this Call for Sites (not by the current landowner) covers only part of the site. It excludes the car sales buildings at the western end of the site and also the front half of the commercial workshop buildings which are sited in a block running north-south across the middle of the site. To the east of the site, and within the submitted site area, are the further commercial buildings which front Ashford Road and those which are sited along the north east boundary of the site, adjacent to the railway line. Also within the site area is the area of car parking/car storage in the northern corner of the site, to the rear of the Albion Place properties. 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 mature 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). This access is within the wider Haynes site but outside the area submitted in the Call for Sites. There is a further vehicular access point towards the east of the site onto Ashford Road which is within the submitted site area.</p> <p>Businesses understood to be operating from the wider site are Ford car sales and servicing as well as Transit van, Iveco trucks, Kent Diesel Centre and Haynes Agricultural businesses.</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	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. On the northern side of the railway line is an electricity substation and a housing scheme (Cutbush & Corral Court).
<b>2. Sustainability Appraisal</b>	
<b>SA Topic: Community wellbeing</b>	

### 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = 195m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>G</b> = 376m from secondary school
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<b>G</b> = 223m from primary school
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = 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)?	<p><b>A</b> = &gt;1.2km</p> <p><b>G</b> = &lt;1.2km</p>	<b>G</b> = 400m from outdoor sports facility
How far is the site from the nearest children's play space?	<p><b>A</b> = &gt;300m from 'neighbourhood' children's play space</p> <p><b>G</b> = &lt;300m</p>	<b>G</b> = 82m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p><b>A</b> = &gt;300m (ANGST)</p> <p><b>G</b> = &lt;300m</p>	<b>A</b> = 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 5m from employment site <b>G</b> = 323m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 82m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 802m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 656m from cycle route

## SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>G</b> = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = 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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>A</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>A</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 1,285m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist: 82m from LWS and 82m from LNR

1. Site Information		
Number (linked to GIS database)	ED-14	
Site name/address	Land at Lenham Quarry, Sandway, Lenham	
Site area (ha)	8.66ha	
Proposed Use	B1(c) and B8 and a fishing lake with eco houses	
Site Description	<p>The site was once a single quarry but has been split in two by the CTRL railway line. This has acoustic fencing along both sides as it traverses the site. The northern section is accessed from a recently constructed access road off Sandway Road (probably built to enable access once HS1 was complete) which peters-out as the quarry area is reached.</p> <p>The quarry floor is occupied by a pond/ wetland area and regenerating scrub/unmanaged grass. The cliff faces are sandy with numerous holes in the faces.</p> <p>No adjoining properties are visible from the quarry floor due to the height of the quarry face and separation distances.</p> <p>The southern section of the site to the south of HS1 is again at a lower level than surrounding land. There are two gated access points to this part of the quarry at its eastern and western ends (the eastern one close to the junction of Old Ham Lane and Sandway Road being the original main access to the entire quarry).</p> <p>The majority of the eastern section of the southern half is occupied by a large pond. The surroundings to the pond comprise the former quarry face which is regenerating and a former working area that appears to have once housed a weighbridge etc. The remainder is un-maintained grassland. The site rises to the west. There is a hedgerow and tress along the southern boundary fronting Sandway Road.</p> <p>Surrounding land other than HS1 and the remaining quarry area to its south is predominantly agricultural. Although there are sporadic dwellings on the south side of Sandway Road and at the junction of Old Ham Lane and Sandway Road to the SE of the quarry site. In the SE quadrant of this junction lies a contractors yard and depot run by Morrisons (contractors for Southern Gas Networks).</p>	
Current use	Abandoned former sand quarry	
Adjacent uses	Agriculture and sporadic residential development one commercial yard.	
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?	<b>R</b> = 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	<b>R</b> = 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><b>A</b> = 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><b>G</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = 1,399m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>G</b> = 1,225m from secondary school
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<b>A</b> = 849m from primary school
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = 1,633m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p><b>A</b> = &gt;1.2km</p> <p><b>G</b> = &lt;1.2km</p>	<b>G</b> = 872m from outdoor sport facility
How far is the site from the nearest children's play space?	<p><b>A</b> = &gt;300m from 'neighbourhood' children's play space</p> <p><b>G</b> = &lt;300m</p>	<b>A</b> = 871m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p><b>A</b> = &gt;300m (ANGST)</p> <p><b>G</b> = &lt;300m</p>	<b>G</b> = 44m from publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<p><b>R</b> = &gt;2400m</p> <p><b>A</b> = 1600-2400m</p> <p><b>G</b> = &lt;1600m</p>	<p><b>G</b> = 644m from employment provision</p> <p><b>G</b> = 1,572m from local service centre</p>



Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 871m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 859m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,351m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 6017m 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>G</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>A</b> = 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	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the

future?	could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = 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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 204m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist; 167m from LWS <b>G</b> = No likely impacts identified at this stage; 9,688m from LNR

1. Site Information		
Number (linked to GIS database)	ED-15	
Site name/address	Land at Newnham Park, Bearsted Road, Boxley	
Site area (ha)	28.52ha	
Proposed Use	Medical campus retail B1 (a & b) mixed use development	
Site Description	<p>Part PDL/Greenfield; The site is located to the north of the urban area, to the east of A249 and to the south east of J7 of M20. The site is bounded by Horish wood to the north and Popes Wood to the east which is ancient woodland and a designated Local Wildlife Site. To the south is Bearsted Road. Newnham Court Shopping Village dominates the western part of the site and the Kent Institute of Medicine and Surgery (KIMS) is under construction (at April 2013) on the northern perimeter of the site together with a new access road.</p> <p>The topography of the site is gently undulating, sloping down from the north west and from the south east perimeters into a shallow valley of a stream that runs north-south through the site. Newnham Park is partially developed and the remainder of the site is arable fields.</p>	
Current use	Submitted site plan includes land which has planning permission for the Kent Institute for Medicine and Surgery (KIMS), and the existing Newnham Court Shopping Village which includes a garden centre, ancillary retail units, cafes, a veterinary surgery, a childcare nursery and some small business uses. Land beyond these areas comprises open arable fields.	
Adjacent uses	To the west of the identified site lies the A249 and beyond that the business development of Eclipse Park which includes the Hilton Hotel. To the south the site borders Bearsted Road, beyond which are Vinters Park Crematorium, Vinters Park Local Nature Reserve and the Grove Green housing estate. To the east and north, the site adjoins the ancient woodland areas of Pope's Wood and Horish Wood. The M20 transects the latter woodland. To the north west of the site is Junction 7 of the M20.	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>A</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = 522m from medical/GP service

How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>G</b> = 1,375m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = 919m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = 482m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 9m from outdoor sports facility
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 353m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 0m from 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 933m from employment site <b>G</b> = 441m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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)	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	<b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.

deprived areas?	of Multiple Deprivation, 2010. <b>G</b> = 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 353m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,449m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,840m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 2 & 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land
<b>Landscape, townscape and the historic environment:</b>		
<b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b>		
<b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b>		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.



	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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 0m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	<b>A</b> = Potential impacts identified by County Council	<b>A</b> = Potential impacts identified by County Council

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist <b>G</b> = No likely impacts identified at this stage	Ecologist; 0m from LWS <b>A</b> = Potential impacts identified by County Council Ecologist: 25m from LNR
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1. Site Information		
Number (linked to GIS database)	ED2-16	
Site name/address	Rough Shave Wood (west of Rose Croft), The Street, Ulcombe.	
Site area (ha)	1.47ha	
Proposed Use	Research & development (B1b), general industry (B2), mixed use development (facilities for London City Farm Training Days – training room, reinstated Hopper huts)	
Site Description	Greenfield; Rural. A parcel of woodland situated to the west of The Street, Ulcombe. Site is accessed via a private access road off The Street and thereafter via a footpath track. The land rises from south to north.	
Current use	Woodland	
Adjacent uses	Agricultural fields	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = Site is 1,361.53m from the nearest Medical/GP service</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>R</b> = Site is 5,497.29m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<p><b>A</b> = Site is 428.8m from primary school</p>

How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>R =</b> Site is 1,719.2m 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)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> 649.9m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> 774.8m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> 8443.05m (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?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>R =</b> 3,641.47m from existing employment sites <b>R =</b> 5,134.12m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment land/space	<b>G =</b> 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?	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G =</b> Within or close to the 40% most deprived Super Output Areas within the country.	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>A =</b> 498.32m from bus stop
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 4,046.19m from train station
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 6,128m 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?	<b>A =</b> Potential adverse impact <b>G =</b> Unlikely adverse impact <b>N =</b> No information available at this stage	<b>G =</b> No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R =</b> Within or adjacent to an AQMA <b>A =</b> <1km of an AQMA <b>G =</b> >1km of an AQMA	<b>G =</b> Site is 5405m 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?	<b>A =</b> Includes Grade 1, 2 or 3 agricultural land <b>G =</b> Does not include 1, 2 or 3 agricultural land	<b>A =</b> Includes Grade 2 & 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R =</b> Does not include previously developed land <b>A =</b> Partially within previously developed land <b>G =</b> Entirely within previously developed land	<b>R =</b> 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	<b>R</b> = Likely adverse impact (taking into account scale,	<b>A</b> = 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 <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = 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 Landscape character assessment concluded the sensitivity of the site to be very high, the condition very good and the overall aim to conserve.
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## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 795.6m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 5,273.4m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 1,098.6m from LWS <b>G</b> = No likely impacts identified at this stage; 8,627.5m from LNR

1. Site Information		
Number (linked to GIS database)	ED2-17	
Site name/address	Former Syngenta Works, Hampstead Lane, Yalding	
Site area (ha)	34.05ha	
Proposed Yield	Mixed use development of up to 200 houses (approx. 4.06ha) and some employment space (approx. 2.16ha), open space (4.5ha) playing fields (3.4ha) nature conservation area 13ha	
Site Description	<p>Former industrial agro-chemical works located on S side of Hampstead Lane. Hampstead Lock and canal lie to the north, to the west of the site is the Maidstone West–Paddock Wood railway line. There is a group of dwellings and the River Medway to the south east and agricultural land to the south.</p> <p>The site has been cleared and the land decontaminated with the exception of a three story office block opposite the station. The site is contained by hoardings/fencing.</p> <p>When in use, the site was clearly visible in short and medium distance views from the Medway and from Hampstead Lane and along the railway. Although the railway line (and hedges) and existing trees and hedges in the wider landscape restrict longer distance views.</p> <p>The site currently has a barren open appearance following the decommissioning works.</p> <p>Surrounding uses comprise caravan parks and other river related leisure development such as marinas, a public house some dwellings and the railway station.</p>	
Current use	Largely vacant. Industrial buildings (with exception of an office block) have been cleared and site subject to decontamination works.	
Adjacent uses	Tourism and leisure residential and 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = 770.2m from medical/GP service
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = 7,009.88m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = 1,067.8m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = 705m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 10.52m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 778.5m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 0m from employment site <b>R</b> = 5328.89m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 23.95m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 16.53m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 7,398.23m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 5464m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 2 & 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land
Landscape, townscape and the historic environment:		
<b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b> <b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b>		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts
Is the allocation of the site likely to impact upon a listed building?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>A</b> = 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
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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = 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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3b= 36.4% of site
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted in flood zone 3b

## 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 711.06m from an AW/ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 398.73m from SSSI</p>
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist; 0m from LWS</p> <p><b>G</b> = No likely impacts identified at this stage; 5,582.3m from LNR</p>

1. Site Information		
Number (linked to GIS database)	ED2-18	
Site name/address	Land at Westfield Sole Road, Boxley	
Site area (ha)	0.80ha	
Proposed Yield		
Site Description	Open overgrown land sited between existing woodland designated as ancient woodland. Sparse hedge to highway to south some large gaps. Woodland to east north and west. Relatively flat land	
Current use	Open field	
Adjacent uses	Industrial estate to NW. Housing to north on N side of Gleaming Wood Drive sporadic housing and open land to S beyond M2 motorway	
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?	<b>R</b> = 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 <b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well <b>G</b> = Within the Maidstone Urban Area or a rural service centre	<b>A</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 831.20m from medical hub/GP service
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = 5,634.5m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = 2025m from primary school

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 3,800m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = >1.2km from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = <300m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = <300m 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 0m from local employment provision <b>R</b> = 4244.7m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>G =</b> 117.7m from bus stop
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 5,713.9m from train station
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 3,970.83m 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?	<b>A =</b> Potential adverse impact <b>G =</b> Unlikely adverse impact <b>N =</b> No information available at this stage	<b>G =</b> No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R =</b> Within or adjacent to an AQMA <b>A =</b> <1km of an AQMA <b>G =</b> >1km of an AQMA	<b>G =</b> Site is 3285m 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?	<b>A =</b> Includes Grade 1, 2 or 3 agricultural land <b>G =</b> Does not include 1, 2 or 3 agricultural land	<b>A =</b> Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R =</b> Does not include previously developed land <b>A =</b> Partially within previously developed land <b>G =</b> Entirely within previously developed land	<b>R =</b> 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>A</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	<b>R</b> = Likely adverse impact (taking into account scale,	<b>A</b> = Likely adverse impact (taking into account scale,

<p>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>condition and sensitivity issues), which is unlikely to be appropriately mitigated  <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated  <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>condition and sensitivity issues), which is likely to be appropriately mitigated          Previous notes on allocation of the site for housing concluded; <i>'the present dense character and appearance of the woodland experienced from Westfield Sole Road would be wholly changed. The road itself would be widened, there would be new accesses into housing areas, and houses would be seen through the remaining trees. The area within the allocation would become urban, not rural as it is at present'</i></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><b>R</b> = Flood risk zone 3b  <b>A</b> = Flood risk zone 2 and 3a  <b>G</b> = Flood risk zone 1</p>	<p><b>G</b> = 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><b>R</b> = Development should not be permitted  <b>A</b> = Exception test is required  <b>G</b> = Development is appropriate</p>	<p><b>G</b> = Development is appropriate</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><b>R</b> = Includes AW/ASNW  <b>A</b> = &lt;400m from an AW/ASNW  <b>G</b> = &gt;400m</p>	<p><b>A</b> = 0m 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><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 1,603.1m from SSSI</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 536.65m from LWS  <b>G</b> = No likely impacts identified at this stage; 1,602.63m from LNR</p>

1. Site Information		
Number (linked to GIS database)	ED2-19	
Site name/address	Land at Cobtree Forstal, Forstal Road, Aylesford	
Site area (ha)	10.91ha	
Proposed Use	B class uses	
Site Description	Rough grassed fields with tree lines along most of west boundary with industrial estate and north boundary with Forstal Road. Site rises quite significantly from west to east. Lower western part is set down below the M20 with east part rising above. Small woodland area on north boundary and woodland area to the east. Industrial estate to the west, Forstal Road to the north and east with Cobtree Park further north, M20 to the south. Gated access around 90m east of the west boundary although hasn't been used for some time.	
Current use	Pasture land.	
Adjacent uses	Forstal Road Industrial estate to the west of the site; M20 to the south. To the north lies Forstal Road and beyond that to the north Cobtree Park and Cobtree Golf course.	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 1,323.3m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>A</b> = 1985.8m from secondary school</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p>	<p><b>R</b> = 1,118.0m from primary school</p>

	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 1,038.6m from post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 20.32m from the nearest outdoor sports facilities (
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 1,039.37m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 0m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 0m from employment site <b>G</b> = 1,160m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 0.83m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,937.59m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 349.51m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously	<b>R</b> = Does not include previously developed land	<b>R</b> = Does not include previously developed land

developed land?	<p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	
<b>Landscape, townscape and the historic environment:</b>		
<p><b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b></p> <p><b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b></p>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>A</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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?	<b>A</b> = 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	<b>G</b> = Not within or adjacent to the Green Belt

	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact The 2012 LCA concluded the site condition to be poor, sensitivity to be low and overall aim to improve.

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3b= 13%
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted in flood zone 3b

## 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 181.5m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 694.5m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 796.7m from LWS <b>G</b> = No likely impacts identified at this stage; 1,768.5m from LNR

1. Site Information		
Number (linked to GIS database)	ED2-20	
Site name/address	Whatman site, Springfield Mill, Sandling Road, Maidstone	
Site area (ha)	6.69ha	
Proposed Yield	Not specified	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = 550.5m from the nearest medical/GP service



How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>G</b> = 299.9m from the nearest secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = 480.3m from primary school
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 0.0km from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = 89.51m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 198.31m from employment site <b>G</b> = 1,116.9m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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)	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	<b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.

deprived areas?	of Multiple Deprivation, 2010. <b>G</b> = 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 0.97m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 376.96m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>G</b> = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = 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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3b = 12%
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted in flood zone 3b

## 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 949.2m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 1,090.5m from SSSI
Is the allocation of the site likely to impact upon a Local	<b>A</b> = Potential impacts identified by County Council	<b>G</b> = No likely impacts identified at this stage; 960.3m

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist <b>G</b> = No likely impacts identified at this stage	from LWS <b>G</b> = No likely impacts identified at this stage; 1,141.56m from LNR
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1. Site Information		
Number (linked to GIS database)	MX-1	
Site name/address	Land south of Headcorn railway station, Headcorn	
Site area (ha)	0.84ha	
Proposed Yield	Houses 4/5	
Proposed no. of pitches	Unknown but a possibility	
Site Description	The site lies immediately to the south of the Ashford-Tonbridge Railway Line and to the south/south-east of Headcorn Railway Station. A passing-loop/siding forms the northern site boundary. On the north side of the railway line are bungalows in Orchard Glade. It comprises the area of a long-dismantled railway that used to connect Headcorn and Tenterden to the south. There is evidence of a raised platform section on part of the site (with trees growing through it). The site is otherwise now completely wooded with pathways through it. Either side of the site is open agricultural land in arable use.	
Current use	Wooded area (former railway now dismantled)	
Adjacent uses	Railway to north. Agriculture to east and west. To SE factory complex	
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?	<b>R</b> = 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 <b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well <b>G</b> = Within the Maidstone Urban Area or a rural service centre	<b>A</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = The site is 444m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = The site is 9880m from the nearest secondary school.

How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>G =</b> The site is 664m from the nearest primary school.
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>A =</b> The site is 500m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> The site is 934m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> The site is 531m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> The site is 1853m from the nearest greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>R =</b> The site is 5264m from the nearest employment site. <b>G =</b> The site is 360m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment land/space	<b>G =</b> 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?	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	<b>G</b> = 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 531m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 45m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 777m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = There is a railway line and station to the north of the site.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 8684m 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
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Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land.
<b>Landscape, townscape and the historic environment:</b>		
<b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b>		
<b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>A</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity <sup>1</sup> . It describes the site's woodland nature as a strong landscape feature.

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>R</b> = The site falls within flood risk category 2 and 3a with 24% in 3b.
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><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>A</b> = 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)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 1513m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of	<b>A</b> = Potential impacts identified by County Council	<b>A</b> = The site is 260m from River Beult SSSI.

<sup>1</sup> 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."

Special Scientific Interest (SSSI)?	Ecologist <b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = The site is adjacent to a LWS. The Council ecologist states there is potential for significant ecological impacts.

## 1. Site Information

Number (linked to GIS database)	MX-2
Site name/address	The Old Goods Yard, Headcorn Road, Lenham
Site area (ha)	3.03ha
Proposed Yield	50
Proposed no. of pitches	Unknown
Site Description	Site below main road, currently well screened. Existing employment site with residential adjoining.
Current use	Roofing business
Adjacent uses	Railway line, residential and garden land/open fields.

## 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>A</b> = 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?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = The site is 982m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>G</b> = The site is 469m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<p><b>G</b> = The site is 448m from the nearest primary school.</p>
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p>	<p><b>A</b> = The site is 639m from the nearest post office.</p>

	<b>A</b> = 400m – 800m <b>G</b> = <400m	
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 359m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 357m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 147m from the nearest greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 96m from the nearest employment site. <b>G</b> = The site is 591m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 357m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 37m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 736m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = There is a railway line and station within 50m from the site.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 6962m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land	<b>G</b> = Entirely within previously developed land.

	<b>G =</b> Entirely within previously developed land	
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A =</b> On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G =</b> Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G =</b> 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?	<b>A =</b> Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G =</b> Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G =</b> 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?	<b>A =</b> Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G =</b> Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G =</b> 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?	<b>A =</b> Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G =</b> Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N =</b> No information available at this stage	<b>G =</b> 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?	<b>A =</b> In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G =</b> Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A =</b> 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?	<b>A =</b> 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 <b>G =</b> Not within or adjacent to the Green Belt	<b>G =</b> 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>A</b> = The landscape to the north forms part of the Kent Downs AONB. The Landscape Character Assessment (2012) assess the site has having 'very high' sensitivity <sup>1</sup> .
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## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>G</b> = 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><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>G</b> = 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>A</b> = The site is 147m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>A</b> = The site within 200m of a LWS.

<sup>1</sup> 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)	MX-3	
Site name/address	8 Faversham Road, Lenham	
Site area (ha)	0.15ha	
Proposed Yield	6 Flats, Retail ground floor	
Proposed no. of pitches	N/A	
Site Description	<p>The site fronts Faversham Road to the north of the Lenham village centre. The site comprises a former retail unit (Lenham Ironmongers) with premises above which have been damaged by fire. Adjoining the retail unit is a 2 storey office building which appear to be unoccupied (formerly used as the local MP's constituency office).</p> <p>Adjoining the frontage office building to the rear is a single storey office accommodation which is partly occupied. To the rear of the retail premises is a further single storey extension, apparently empty, which may have been used in connection with the previous retail use, possibly as a workshop. To the rear there is also an area of hardstanding and a stand alone single storey building occupied by Lenham Dance Studio.</p> <p>To the north west of the site on the same side of Faversham road is Atwater Court, a sheltered residential complex and to the south west the properties fronting Faversham Road comprise a mix of residential and commercial premises. Facing the site on the opposite side of Faversham Road are further residential properties set back in their plots from the road frontage. The rear of the site adjoins the residential properties at Wickham Place and also the rear of the commercial premises which front onto The Square.</p>	
Current use	Fire damaged retail, offices and dance studio	
Adjacent uses	Residential and commercial (retail/office) uses close to the village centre	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = The site is 285m from the nearest medical hub/GP.

How far is the site from the nearest secondary school?	<b>R =</b> >3900m <b>A =</b> 1600-3900m <b>G =</b> <1600m;	<b>G =</b> The site is 582m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>G =</b> The site is 413m from the nearest primary school.
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>G =</b> The site is 75m 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)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> The site is 249m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> The site is 389m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> The site is 555m 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?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>G =</b> The site is 706m from the nearest employment site. <b>G =</b> The site is adjacent to a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment	<b>G =</b> 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><b>A</b> = 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><b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.</p>	<p><b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p>

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = The site is 387m from the nearest bus stop.
How far is the site from the nearest train station?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 845m from the nearest train station.
How far is the site from the nearest cycle route?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = The site is 193m 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><b>A</b> = Potential adverse impact</p> <p><b>G</b> = Unlikely adverse impact</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<p><b>R</b> = Within or adjacent to an AQMA</p> <p><b>A</b> = &lt;1km of an AQMA</p> <p><b>G</b> = &gt;1km of an AQMA</p>	<b>G</b> = Site is 7495m 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>A</b> = Partially within previously developed land.
Landscape, townscape and the historic environment:		
<p><b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b></p> <p><b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b></p>		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<p><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with 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 listed building?	<p><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p><b>A</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p><b>A</b> = 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	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features

future?	could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity, <sup>1</sup> although the redevelopment of the currently fire damaged building will improve the townscape.

## SA Topic: Flood Risk

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

<sup>1</sup> 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."

technical guidance.	<b>G</b> = Development is appropriate	
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 752m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	MX-4	
Site name/address	Land north of Heath Road, Coxheath	
Site area (ha)	6.97ha	
Proposed Yield	Mixed use (residential B1(a b & c) B2 and B8	
Proposed no. of pitches	N/A	
Site Description	<p>Site located immediately to the west of the edge of the village envelope of Coxheath. It is on the north side of the B2163 Heath Road. The land falls gently towards the north.</p> <p>Currently, the site is comprised largely of sweet chestnut woodland with heathland plants such as Broom taking hold, along with Sweet Chestnut /Silver Birch trees on previously more open areas. In the centre of the area is an open grassed area beyond a bund feature. The established woodland is not being managed as coppice woodland.</p> <p>From throughout much of the indicated area, the dwellings at Whitebeam Drive/Lynden Road and Wakehurst Close to the east are visible; there is a harsh edge to the village. The majority of this boundary is close-boarded fencing and the houses are on slightly higher land than much of the site. Boundary edge used for dumping of household garden waste in some cases. Approximately half way into the site, to the west, the dwellings at Adbert Drive/Fairhurst Drive are visible. These were built on the site of a former scrap metal yard.</p> <p>The north east corner of the indicated area bounds an existing playing field marked out as football pitches accessed from Lynden Road which is fenced by steel palisade fencing.</p> <p>The whole area is criss-crossed by a network of informal paths running north-south and east-west through the woodland and scrub. PROW KM46 runs along the western side of the site from Heath Road towards Pleasant Valley Lane which is also a PROW (KM44) but which is surfaced and serves a number of dwellings and also grazing land.</p> <p>There is very little evidence on the ground of the development certified to have commenced under the 1999 CLD.</p>	
Current use	Open area and woodland used for informal recreation and dog-walking	
Adjacent uses	Residential/Public open space (NE corner)	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = The site is 438m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>A</b> = The site is 2083m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = The site is 581m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = The site is 442m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1756m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = The site is adjacent to a play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 2499m from the nearest employment site. <b>G</b> = The site is 397m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.



	<p><b>A</b> = Allocation will lead to some loss of employment land/space</p> <p><b>G</b> = Allocation will not lead to the loss of employment land/space</p>	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<p><b>A</b> = 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><b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.</p>	<b>G</b> = Within or close to the 40% most deprived Super 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?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = The site is adjacent to a bus stop.
How far is the site from the nearest train station?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 1881m from the nearest train station.
How far is the site from the nearest cycle route?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 1310m 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><b>A</b> = Potential adverse impact</p> <p><b>G</b> = Unlikely adverse impact</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<p><b>R</b> = Within or adjacent to an AQMA</p> <p><b>A</b> = &lt;1km of an AQMA</p> <p><b>G</b> = &gt;1km of an AQMA</p>	<b>G</b> = Site is 1850m from an AQMA.

### SA Topic: Water resources and quality

Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		
<b>Land Use:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = Does not include previously developed land.
<b>Landscape, townscape and the historic environment:</b>		
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		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = The Landscape Character Assessment (2012) indicates the site has 'moderate' sensitivity <sup>1</sup> with an outright clearance of the site harmful to the setting of the village.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate.

<sup>1</sup> 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."

## 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>R</b> = Includes AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>A</b> = The County Ecologist identifies the site as having potential for significant ecological impacts, especially with regard to the AW.

1. Site Information		
Number (linked to GIS database)	MX-5	
Site name/address	Woodford Farm, Maidstone Road, Staplehurst	
Site area (ha)	0.93ha	
Proposed Yield	Option 1 – one commercial unit 350m <span style="float: right;"><input type="checkbox"/> light ind +</span> Option 2 – 6 gypsy pitches Option 3 – live/work + affordable housing + commercial + small community retail potentially 8 to 20 units	
Site Description	<p>The site is situated to west of the A229. The site is generally level and comprises the residential property Woodford Farm, its garden (to the north) and the land and buildings to the rear (west). To the rear of the house are a number of single storey timber and blockwork buildings. The building furthest to the west which is sited along the southern site boundary is the business premises of a conservatory business. There is an area of hardstanding in front (north) of the eastern part of this building which is being used for the informal storage of building materials (some of which appears to be waste) along with the parking of a caravan and vehicles. The further north and western parts of this rear part of the site comprises a very rough, grassed field.</p> <p>The access into the site is from A229 and the driveway runs along the southern boundary of the site, immediately adjacent to and past the southern elevation of the farmhouse. The actual southern boundary is marked by a fence line and tree belt which is coniferous at its eastern end and deciduous at its western end. A fence runs along the western boundary. The northern boundary is marked by mature trees and beyond this tree line are the buildings associated with the adjacent commercial garage use. Also to the north, fronting A229, is the property Fleetwood. To the south of the site is a further residential property Little Woodford. On the opposite (eastern) side of A229 is the Homeleigh timber yard.</p>	
Current use	The rear (west) of the site is used as the offices for a conservatory business and for informal open storage. The eastern part of the site comprises the residential property and gardens Woodford Farm.	
Adjacent uses	Residential properties to the north (Fleetwood) and south (Little Woodford). Commercial garage to the north. Facing the site on the opposite side of A229 is a builders merchant.	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 2820m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = The site is 5210m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = The site is 2730m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 1877m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1424m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 2071m from a play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 1219m 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?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>A</b> = The site is 1628m from the nearest employment site. <b>R</b> = The site is 2837m from a service centre.
Will allocation of the site result in loss of employment	<b>R</b> = Allocation will lead to significant loss of employment	<b>G</b> = Allocation will not lead to the loss of employment land/space.

land/space?	land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2071m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1671m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 463m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 5256m 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>A</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the



future?	could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity <sup>1</sup> as the landscape is largely rural and undeveloped.

## SA Topic: Flood Risk

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

<sup>1</sup> 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."

technical guidance.	<b>G</b> = Development is appropriate	
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1324m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	MX-6
Site name/address	Land at The Oaks, Maidstone Road, Sutton Valence
Site area (ha)	1.66ha
Proposed Yield	50-48 dwellings or 10000m <input type="checkbox"/> of commercial (A1 or B1(a b c)) or a mixed use to be subject to further discussion
Site Description	The site comprises a wedge shaped plot of land. To the south of the site, at the 'point' of the wedge, is the detached residential property 'The Oaks' and its associated garden including a pond which is accessed off Maidstone Road (A274). To the north west of the house are some stables. The rest of the site comprises horse paddocks and a schooling ring. The site is virtually level. It lies immediately to the west of Maidstone Road (A274) and there is a hedge along this boundary with a gateway entrance halfway along the length of the boundary. The north and eastern boundaries are also defined by hedges.
Current use	Residential plus horse paddocks.
Adjacent uses	The site is situated in Warmlake, an area of primarily residential properties sited around the crossroads of A274 and Warmlake Road and Chartway Street. To the west of Maidstone Road, opposite the site, is the Warmlake Business Park which comprises a number of converted former agricultural and other buildings accommodating a range of businesses.

## 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = The site is 749m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p>	<b>R</b> = The site is 3960m from the nearest secondary school.

	<b>G</b> = <1600m;	
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = The site is 867m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 973m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 227m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 388m from a play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 206m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 2444m from the nearest employment site. <b>R</b> = The site is 3050m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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)	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 388m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 5187m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 581m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 2151m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land.
<b>Landscape, townscape and the historic environment:</b> <b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b> <b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b>		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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	<b>A</b> = In close proximity to the Kent Downs AONB and/or	<b>G</b> = Negative impacts on the AONB are unlikely.

impact on the Kent Downs AONB?	there is the potential for negative impacts. <b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = The site has had extensive recent development, has a strong sense of enclosure and is rural in character. The Landscape Character Assessment (2012) assesses the site as having 'moderate' sensitivity.

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = The site is 206m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist	<b>G</b> = 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)	MX-7	
Site name/address	Duckhurst Farm, Clapper Lane, Staplehurst	
Site area (ha)	Unknown	
Proposed Yield	A mix of any of the following: Housing; Retail; Offices; Research & Development; Light industry; General industry; Storage & distribution;	
Site Description	Site located on north side of Tonbridge/Ashford railway line and west side of Clapper Lane Site comprises a number of stable buildings used for commercial livery and a large indoor riding school used for training and jumping events.	
Current use	Site comprises a number of stable buildings used for commercial livery and a large indoor riding school used for training and jumping events. Mobiles used for staff accommodation on site Converted barn (under separate ownership) to south side of access off Clapper Lane. Former farmhouse now also under separate ownership on north side of access off Clapper Lane. Former oast and barn to west of farmhouse close to livery stables subject to current undetermined application 12/1633 conversion to two dwellings,	
Adjacent uses	Residential and equestrian.	
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?	<b>R</b> = 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 <b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well <b>G</b> = Within the Maidstone Urban Area or a rural service centre	<b>R</b> = 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?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 1488m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m	<b>R</b> = The site is 6449m from the nearest secondary school.

	<b>A</b> = 1600-3900m <b>G</b> = <1600m;	
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = The site is 1423m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 958m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is adjacent to a sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 786m from a play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is adjacent to greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 337m from the nearest employment site. <b>G</b> = The site is 1542m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
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## SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 786m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 737m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 609m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 6792m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = 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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>A</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity, <sup>1</sup> the Planning Office describes the site as having an incoherent character and is screened by a LWS.

## SA Topic: Flood Risk

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

## SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
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<sup>1</sup> 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 an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R =</b> Includes AW/ASNW <b>A =</b> <400m from an AW/ASNW <b>G =</b> >400m	<b>G =</b> The site is 1629m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A =</b> Potential impacts identified by County Council Ecologist <b>G =</b> No likely impacts identified at this stage	<b>G =</b> 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)?	<b>A =</b> Potential impacts identified by County Council Ecologist <b>G =</b> No likely impacts identified at this stage	<b>A =</b> The County Ecologist states there is potential for significant ecological impacts. The southern boundary of the site is LWS.

1. Site Information		
Number (linked to GIS database)	MX-8	
Site name/address	Ledian Farm, Upper Street, Leeds	
Site area (ha)	2.91ha	
Proposed Yield	C2 assisted living and care units.	
Proposed no. of pitches	N/A	
Site Description	<p>Site lies on west side of B2163 Upper Street in Leeds Village.  Site currently occupied by a number of former agricultural buildings now in a variety of non agricultural business uses and a grade II listed farmhouse. Rear part open field outside current village envelope  Land on higher ground than road. Front part of site in Conservation Area. Ragstone wall and hedge to Upper Street  Public footpath KH245 runs westwards from Upper Street along site's southern boundary beyond which to south are dwellings in Burgess Hall Drive  To west land is in intensive farm use (polytunnels) phone mast to west of site as well.</p>	
Current use	Variety of non-agricultural business uses and a grade II listed farmhouse.	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 1061m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>A</b> = The site is 3717m from the nearest secondary school.

How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>G =</b> The site is 766m from the nearest primary school.
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>R =</b> The site is 2507m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> The site is 107m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>G =</b> The site is 109m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> The site is 848m from the nearest greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>R =</b> The site is 2423m from the nearest employment site. <b>R =</b> The site is 2941m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment land/space	<b>G =</b> 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?	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G =</b> Within or close to the 40% most deprived Super Output Areas within the country.	<b>G =</b> Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 109m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2739m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 988m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 1942m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.

Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>A</b> = Partially within previously developed land.
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB	<b>G</b> = 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?	<p><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>R</b> = The Landscape Character Assessment (2012) indicates the site has 'very high' sensitivity. <sup>1</sup> The site has a traditional rural setting and forms part of a Conservation Area. It also has views to the north Downs.

## SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>G</b> = 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><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>G</b> = 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 752m an AW/ASNW.

<sup>1</sup> 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 Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	MX-9	
Site name/address	Former Pickfords Removals Ltd, Hart Street, Maidstone	
Site area (ha)	0.28ha	
Proposed Yield	Approx. 80 residential units, 485sqm convenience store	
Proposed no. of pitches	N/A	
Site Description	<p>This is a roughly rectangular site lying at the edge of the Hart Street Commercial Centre. To the north east and south east the site is bordered by Hart Street. To the north west the site faces the smaller industrial and business units of Hart Street Commercial Centre. To the south west is Bodium Court, a flatted residential development which also fronts onto Hart Street.</p> <p>The site itself is occupied by a large warehouse building of approximately 3 to 4 storey height with a single story building attached at its north east elevation along with a loading bay area. There is an area of car parking along the north west side of the site. Access to the site is from Hart street, to the south west of the site.</p>	
Current use	Warehouse/industrial	
Adjacent uses	Industrial/commercial uses in the rest of Hart Street Commercial Centre; residential along Hart Street to the south west and south east; leisure uses at the Lockmeadow complex to the north east.	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = The site is 348m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>G</b> = The site is 326m from the nearest secondary school.

How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>G =</b> The site is 405m from the nearest primary school.
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>A =</b> The site is 496m 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)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> The site is 564m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> The site is 619m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> The site 509m 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?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>G =</b> The site is 87m from the nearest employment site. <b>G =</b> The site is 565m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment land/space	<b>R =</b> 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?	<b>A =</b> Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G =</b> Within or close to the 40% most deprived Super Output Areas within the country.	<b>G =</b> Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 619m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 185m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 247m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>G</b> = Does not include 1, 2 or 3 agricultural land.

Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = Entirely within previously developed land.
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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	<b>A</b> = Within or adjacent to the Green Belt and development could potentially cause harm to the	<b>G</b> = Not within or adjacent to the Green Belt.



Green Belt designation?	purposes of the Green Belt designation and/or its openness <b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = 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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>A</b> = Flood risk zone 2 (100%)
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 2558m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	MX-10	
Site name/address	Ringles Nursery, Grigg Lane, Headcorn	
Site area (ha)	15.53ha	
Proposed Yield	Housing, offices, live work units, light industry – no sqm specified.	
Proposed no. of pitches	Unknown	
Site Description	<p>The site comprises an existing glass house complex located on 15.8ha on the south side of Grigg Lane. The site is located some 230m NE of the boundary of the settlement of Headcorn as defined in the MBWLP 2000.</p> <p>There are three accesses onto Grigg Lane that serve the site.</p> <p>It is flat land and the existing glasshouses closest to Grigg Lane are visible from Lenham Road to the north through gaps in the existing trees and hedgerows. They are also visible from Smarden Road again through gaps in existing vegetation and the more recent development at Locks Yard.</p> <p>In addition to the glasshouses are a number of areas of polytunnels (a vineyard having been removed from the site some years ago).</p> <p>There are two boiler houses and a number of associated chimneys and flues on the site together with overhead heating pipes serving the glasshouses.</p> <p>To the south of the site is a complex of mobile homes used to accommodate workers at the site (screened by conifers) and to the south of this an extensive irrigation reservoir.</p> <p>The site is now largely used for the commercial growing of raspberries and rhubarb (both the glass houses and polytunnels).</p> <p>To the north of the site close to Grigg Lane some former nursery buildings are now used as offices by separate companies (eg an estate agent and a financial consultant)</p> <p>It is clear from a visit to the site that the condition of some of the glass houses is deteriorating. The owner advises that some of the glass houses are now coming to the end of their useful life and are less efficient to use and heat and harder to maintain than more modern equivalents on site.</p> <p>There are three dwellings that front Grigg Lane that were/are still occupied by persons connected with the nursery.</p>	
Current use	Wooded area (former railway now dismantled)	
Adjacent uses	Agriculture to east and west. To SE factory complex	
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><b>R</b> = 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><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services</p>	<b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

	if other sites allocated as well <b>G</b> = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 819m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = The site is 8896m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = The site is 970m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 5000m 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)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is adjacent to a sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 822m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 1948m 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)?	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 5781m from the nearest employment site. <b>G</b> = The site is 816m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 822m from the nearest bus stop.
How far is the site from the nearest train station?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = The site is 730m from the nearest train station.
How far is the site from the nearest cycle route?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 2149m 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><b>A</b> = Potential adverse impact</p> <p><b>G</b> = Unlikely adverse impact</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<p><b>R</b> = Within or adjacent to an AQMA</p> <p><b>A</b> = &lt;1km of an AQMA</p> <p><b>G</b> = &gt;1km of an AQMA</p>	<b>G</b> = Site is 8508m 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>A</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological</p>	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity <sup>1</sup> .
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = 39% in flood zone 3a and 39% in flood zone 3b.
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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>A</b> = Exception test is required.

<sup>1</sup> 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."

## 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 2163m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>A</b> = The site is adjacent to a LWS. The Council ecologist states there is potential for moderate ecological impacts.

1. Site Information		
Number (linked to GIS database)	MX-11	
Site name/address	Land parcel A at Tanyard Farm, Old Ashford Road, Lenham	
Site area (ha)	5.22ha	
Proposed Yield	100% Housing: 160 – 170 dwellings (based on 30dph) Housing and offices: split to be agreed. The site could accommodate up to up to 17,000sqm of office floorspace. Submission states that there is also some potential for community uses in conjunction with housing and/or offices.	
Proposed no. of pitches	N/A	
Site Description	<p>The site comprises an open 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>A</b> = 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?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p>	<p><b>G</b> = The site is 49m from the nearest medical hub/GP.</p>



	<b>G</b> = <400m	
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>G</b> = The site is 943m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = The site is 756m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = The site is 391m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 581m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 696m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 464m from the nearest greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 100m from the nearest employment site. <b>G</b> = The site is 323m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.

	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 693m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1127m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = Site is 7870m 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>R</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p><b>A</b> = 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological</p>	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity, <sup>1</sup> the Kent Downs AONB Unit have stated they would object to anything more than agricultural. The site has strong rural character and appears as a continuation of the AONB landscape.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate.

<sup>1</sup> 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."

## 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 786m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	MX-12	
Site name/address	Land parcel B at Tanyard Farm, Old Ashford Road, Lenham	
Site area (ha)	2.62ha	
Proposed Yield	100% Housing:70-80 units (based on 30dph) Housing and offices: up to 8,000sqm offices	
Proposed no. of pitches	N/A	
Site Description	<p>This site is a roughly triangular plot of land lying to the east of Lenham village on the south of Old Ashford Road. It is separated from the main built up part of the village by an area of woodland containing a large pond and the agricultural field which extends in front of the Grade II listed Tanyard Farmhouse.</p> <p>The site itself is rough pasture bounded by hedge belts and trees. The site falls away very gently to the south. To the immediate east, fronting Old Ashford Road, lies Tanyard Cottages. To the south west are the agricultural buildings of Tanyard Farm and to the west the listed farmhouse.</p> <p>The wider countryside is visible beyond the southern boundaries of the site through the gaps in the field boundaries. In the far distance the rising ground of the Greensand Ridge can be seen.</p>	
Current use	Pasture	
Adjacent uses	Individual residential properties to the west and east. Aside from the buildings associated with Tanyard Farm to the west and south west, elsewhere the site is adjoined by agricultural fields.	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>G</b> = The site is 245m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	<b>R =</b> >3900m <b>A =</b> 1600-3900m <b>G =</b> <1600m;	<b>G =</b> The site is 1065m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>A =</b> The site is 869m from the nearest primary school.
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>A =</b> The site is 524m 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)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> The site is 699m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> The site is 779m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> The site is 616m 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?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>G =</b> The site is 98m from the nearest employment site. <b>G =</b> The site is 473m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space <b>G =</b> Allocation will not lead to the loss of employment	<b>G =</b> 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><b>A</b> = 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><b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.</p>	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = The site is 779m from the nearest bus stop.
How far is the site from the nearest train station?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 1159m from the nearest train station.
How far is the site from the nearest cycle route?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<b>A</b> = The site is 717m 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><b>A</b> = Potential adverse impact</p> <p><b>G</b> = Unlikely adverse impact</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<p><b>R</b> = Within or adjacent to an AQMA</p> <p><b>A</b> = &lt;1km of an AQMA</p> <p><b>G</b> = &gt;1km of an AQMA</p>	<b>G</b> = Site is 8007m 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = Does not include previously developed land.
Landscape, townscape and the historic environment:		
<b>SA Objective 7. To create and sustain vibrant, attractive and clean communities</b> <b>SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment</b>		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	<b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>A</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity, <sup>1</sup> the Kent Downs AONB Unit have stated they would object to anything more than agricultural. The site has strong rural character and appears as a continuation of the AONB landscape.

## SA Topic: Flood Risk

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

## SA Topic: Biodiversity and Green Infrastructure

<sup>1</sup> 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 786m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	MX-13	
Site name/address	Springfield Square, Royal Engineers Road, Maidstone	
Site area (ha)	2.11ha	
Proposed Yield	192 apartments, 16,015m2 office and employment space (B1a) and 200m2 convenience store (retail A1)	
Proposed no. of pitches	Unknown	
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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<b>R</b> = >800m	<b>A</b> = The site is 749m from the nearest medical hub/GP.

	<b>A</b> = 400m – 800m <b>G</b> = <400m	
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>G</b> = The site is 424m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = The site is 443m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = The site is 312m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 228m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = The site is 162m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 36m from the nearest greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 397m from the nearest employment site. <b>G</b> = The site is 1158m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment	<b>G</b> = Allocation will not lead to the loss of employment land/space.

	land/space <b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 162m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 586m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>G</b> = Does not include 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>G</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p><b>A</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features

future?	could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = 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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>A</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 881m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	MX-14	
Site name/address	Land off Unicumes Lane, Maidstone	
Site area (ha)	0.81ha	
Proposed Yield	a) Residential: Approx 25 dwellings b) B1 and/or B8 (possible relocation of existing business from S W Yorke & Sons, Dean Street, East Farleigh) c) Gypsy & Traveller	
Proposed no. of pitches	N/A	
Site Description	<p>The site comprises a wedge shaped parcel of land. It is accessed off Upper Fant Road at the point of its junction with Hackney Road via a partially unmade Unicumes Lane which is single track. The lane runs to the south west of the flank wall of 380 Upper Fant Road and descends down, past allotments to the north west towards the site which also lies on the north west side of the lane. There are hedges on either side of the lane. This lane continues past the site, under a railway bridge to reach the River Medway. There is a gated access into the site from the lane but there are also informal pedestrian access points into the site and similarly informal paths across it.</p> <p>The site itself comprises rough uncultivated grassland. Within the site, further to the east, tree cover on the site increases. Centrally within the site there is a pillbox.</p> <p>To the north of the site is a wooded bank beyond which are the allotments. The western portion of the site descends quite gently towards the river whilst further east the land descends more appreciably.</p> <p>To the east the site abuts the railway line (Strood-Paddock Wood line). To the north is a continuation of the informal natural greenspace of which the site forms apart. To the north west are the allotments and to the south west is Unicumes Lane and beyond that, a tree covered embankment which adjoins the cultivated farm land.</p> <p>The site can be seen in short range views from Unicumes Lane (a restricted byway) and from the railway line.</p> <p>Views from the site to the north west and south west are restricted by wooded banks. To the north east there are short range views towards the wider informal recreation area. To the south east there are views across the site towards the wooded eastern bank of the River Medway.</p>	
Current use	Vacant land	
Adjacent uses	Allotments; farm land; informal recreational green space; railway 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?	<b>R</b> = 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  <b>A</b> = Adjacent to the Maidstone Urban Area or a rural	<b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

	service centre, or could be more accessible to services if other sites allocated as well <b>G</b> = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = The site is 578m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>G</b> = The site is 741m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = The site is 774m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 838m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 428m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = The site is 247m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is adjacent to greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service	<b>R</b> = >2400m	<b>G</b> = The site is 409m from the nearest employment site. <b>G</b> = The site is 738m from a service centre.

centre?)	<b>A</b> = 1600-2400m <b>G</b> = <1600m	
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 247m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1273m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 777m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = There is potential for noise from the nearby railway line.

Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = Within or adjacent to an AQMA.
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### 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?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>G</b> = Does not include 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = 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)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = 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?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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	<b>A</b> = Within or adjacent to a Conservation Area and there	<b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.

Conservation Area?	is the potential for negative impacts. <b>G</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = The Landscape Character Assessment (2012) indicates the site has 'high' sensitivity. <sup>1</sup> Any development on would appear 'isolated and unconnected' due to the removed nature from the main built up areas of Maidstone and 'could cause substantial harm to the tranquil character of this part of the River Medway.'
<b>SA Topic: Flood Risk</b>		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b	<b>A</b> = Flood risk zone 2.

<sup>1</sup> 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."

	<p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = 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><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>G</b> = Development is appropriate.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>A</b> = The site is 50m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage, although if the site comes forward for development, there may be the potential for bats to be roosting in the trees which line the site.

1. Site Information		
Number (linked to GIS database)	MX-15	
Site name/address	27 Mote Road, Maidstone	
Site area (ha)	0.39ha	
Proposed Yield	Potentially a mix of retail, offices, light industrial, storage and distribution	
Proposed no. of pitches	N/A	
Site Description	<p>The site lies within Maidstone urban area. It is a 0.4ha site which lies within the parcel of land bounded by Romney Place, Lower Stone Street and Mote Road/Wat Tyler Way. The site sits behind a retaining wall along its western boundary and is set approximately a metre above the land level of Kent House. The site is generally level, rising marginally towards the east.</p> <p>The site is tarmac-ed and currently used for car parking for the surrounding business uses. The site fronts Mote Road on its south east boundary. Vehicle access to the site is from Mote Road. Pedestrian access can also currently be achieved by through an access point from Romney Place, through the grounds of Kent House. To the east lies a commercial units occupied by Thrifty Car Rental and to the west are the substantial office blocks of Kent House and Medvale House (9 storeys). The northern boundary abuts the rear premises of the Grade 2 listed terrace of properties at Romney Place. The site is accessed from Mote Road, to the east of the Medvale House. The access to the rear of the business premises fronting Romney place is also via Mote Road and so across the proposed site.</p>	
Current use	Private car parking	
Adjacent uses	<p>The site lies within a primarily commercial part of Maidstone Town Centre. Both Kent House and Medvale House are substantial office blocks and the industrial unit to the east of the site is occupied by a car hire firm. The opposite (southern) side of Mote Road is primarily fronted with terraced residential properties. To the east of the site, on the east of Wat Tyler Way is the Midhurst Court block of flats. The properties fronting Romney Place are primarily occupied by office-based businesses.</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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p>	<b>G</b> = The site is 202m from the nearest medical hub/GP.



	<b>G =</b> <400m	
How far is the site from the nearest secondary school?	<b>R =</b> >3900m <b>A =</b> 1600-3900m <b>G =</b> <1600m;	<b>G =</b> The site is 855m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R =</b> >1200m <b>A =</b> 800-1200m <b>G =</b> <800m;	<b>G =</b> The site is 274m from the nearest primary school.
How far is the site from the nearest post office?	<b>R =</b> >800m <b>A =</b> 400m – 800m <b>G =</b> <400m	<b>G =</b> The site is 327m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A =</b> >1.2km <b>G =</b> <1.2km	<b>G =</b> The site is 534m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A =</b> >300m from 'neighbourhood' children's play space <b>G =</b> <300m	<b>A =</b> The site is 433m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A =</b> >300m (ANGST) <b>G =</b> <300m	<b>A =</b> The site 536m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R =</b> >2400m <b>A =</b> 1600-2400m <b>G =</b> <1600m	<b>G =</b> The site is adjacent to the nearest employment site. <b>G =</b> The site is 92m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R =</b> Allocation will lead to significant loss of employment land/space <b>A =</b> Allocation will lead to some loss of employment land/space	<b>G =</b> Allocation will not lead to the loss of employment land/space.

	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>G</b> = Within or close to the 40% most deprived Super 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?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 433m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 750m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 309m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = No effects identified at this stage / not applicable
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = 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><b>A</b> = Includes Grade 1, 2 or 3 agricultural land</p> <p><b>G</b> = Does not include 1, 2 or 3 agricultural land</p>	<b>G</b> = Does not include 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<p><b>R</b> = Does not include previously developed land</p> <p><b>A</b> = Partially within previously developed land</p> <p><b>G</b> = Entirely within previously developed land</p>	<b>G</b> = 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><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p><b>A</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p><b>A</b> = 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	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features

future?	could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = 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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1780m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage although there is a LWS and LNR within 100m from the site.

## 1. Site Information

Number (linked to GIS database)	MX-16
Site name/address	Clockhouse Farm, Heath Road, Coxheath
Site area (ha)	2.26ha
Proposed Yield	Mix of housing, community and employment uses. 60 dwellings.
Site Description	Orchards and soft fruit, well screened on Heath Road. Existing access, relatively level.
Current use	Agricultural
Adjacent uses	Residential, doctor's surgery 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = 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><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>G</b> = The site is 22m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>G</b> = The site is 1332m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<p><b>G</b> = The site is 232m from the nearest primary school.</p>
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p>	<p><b>G</b> = The site is 296m from the nearest post office.</p>

	<b>A</b> = 400m – 800m <b>G</b> = <400m	
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 1129m from a sports facility.
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = The site is 591m from a play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 521m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 2978m from the nearest employment site. <b>G</b> = The site is 192m from a service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 91m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2843m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 3719m 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = >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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land	<b>R</b> = Does not include previously developed land



	<b>G =</b> Entirely within previously developed land	
<b>Landscape, townscape and the historic environment:</b>		
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)?	<b>A =</b> On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G =</b> Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G =</b> 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?	<b>A =</b> Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G =</b> Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G =</b> 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?	<b>A =</b> Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G =</b> Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G =</b> 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?	<b>A =</b> Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G =</b> Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N =</b> No information available at this stage	<b>G =</b> 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?	<b>A =</b> In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G =</b> Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G =</b> 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?	<b>A =</b> 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 <b>G =</b> Not within or adjacent to the Green Belt	<b>G =</b> 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated  <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated  <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p><b>G</b> = The Landscape Character Assessment (2012) indicates the site has 'moderate' sensitivity.<sup>1</sup> The site has high, mature, native hedgerows although there is a new extensive development at Coxheath which is inconsistent in style to the surrounding development.</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><b>R</b> = Flood risk zone 3b  <b>A</b> = Flood risk zone 2 or 3a  <b>G</b> = Flood risk zone 1</p>	<p><b>G</b> = 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><b>R</b> = Development should not be permitted  <b>A</b> = Exception test is required  <b>G</b> = Development is appropriate</p>	<p><b>G</b> = Development is appropriate.</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><b>R</b> = Includes AW/ASNW  <b>A</b> = &lt;400m from an AW/ASNW  <b>G</b> = &gt;400m</p>	<p><b>G</b> = The site is 1629m 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><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = 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><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage.</p>

<sup>1</sup> 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)	MX2-17
Site name/address	Maidstone East and Royal Mail Sorting Office
Site area (ha)	2.2ha
Approximate yield	As per the Screening Opinion request (MA/12/2020): train station improvements, large foodstore, a range of small retail units, bar and a café and associated car parking facilities
Proposed no. of pitches	N/A
Site description	This is an extensive site within the town centre. The site comprises the Maidstone east station buildings, railway infrastructure and commuter car park and to the north the Royal Mail Sorting Office which is a substantial industrial building. The site sits markedly below the level of Week Street/Sessions Square to the east and sits above the level of Fairmeadow to the west. The site embankment at the west of the site has a number of mature trees on it. A hedge/shrub boundary partially separates the station and sorting office elements of the site.
Current use	Station, car park, former sorting office
Adjacent uses	Offices to the north east (Kent County Council), south east (Brenchley House) and north (County Gate); Brenchley Gardens to the south; Fairmeadow to the west.

## 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = 199m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>G</b> = Site is 422m from secondary school

How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = Site is 576m from primary school;
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = Site is 476m from post office
<b>Appraisal Question</b>	<b>Criteria</b>	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = Site is 43m from outdoor sports facility
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = Site is 289m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = Site is 200m from accessible greenspace
<b>Appraisal Question</b>	<b>Criteria</b>	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 21m from employment site <b>G</b> = 940m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super	N/A

Output Areas within the country.		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = Site is 13m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = Site is 29m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = Site is 11m from cycle route
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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = Within or adjacent to an AQMA
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>G</b> = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = Entirely within previously developed land

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = 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><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = 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><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts (58m 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><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>A</b> = 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><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = 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><b>A</b> = 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><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = 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><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	<b>G</b> = Opportunity to enhance landscape character, development should result in an overall townscape improvement by upgrading the station buildings, redeveloping the utilitarian Sorting Office building and achieving an improved frontage to Sessions Square.

	appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>A</b> = Flood risk zone 2 (8%) <b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate
<b>Appraisal Question</b>	<b>Criteria</b>	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = Site is 1333m
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage

## 1. Site Information

Number (linked to GIS database)	MX2-18
Site name/address	King Street car park and former AMF bowling site, Maidstone
Site area (ha)	0.43ha
Approximate yield	As per the Screening Opinion request (MA/12/2020): train station improvements, large foodstore, a range of small retail units, bar and a café and associated car parking facilities
Proposed no. of pitches	N/A
Site description	This rectangular, level site fronting onto King Street comprises land formerly occupied by a ground floor retail unit with a multi-storey car park above (4/5 storey height) which has recently been cleared to form a surface level car park. To the east the site extends to include the building formerly occupied by AMF bowling (2 and 3 storey height).
Current use	Surface level car park and former AMF bowling alley
Adjacent uses	Retail and commercial uses on King Street to the south, west and east of the site. To the rear (north) is a private car park and the rear of the premises (primarily residential) on Marsham Street.

## 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><b>R</b> = 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><b>A</b> = 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><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>G</b> = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>G</b> = Site is 73m from medical/GP service
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>G</b> = Site is 651m from secondary school
How far is the site from the nearest primary school?	<b>R</b> = >1200m	<b>G</b> = Site is 500m from primary school;



	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = Site is 86m from post office
<b>Appraisal Question</b>	<b>Criteria</b>	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = Site is 685m from outdoor sports facility
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = Site is 378m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = Site is 672m from accessible greenspace
<b>Appraisal Question</b>	<b>Criteria</b>	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 20m from employment site <b>G</b> = 405m from local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = 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?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = Site is 0m from bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = Site is 526m from train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = Site is 12m from cycle route
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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>R</b> = Within or adjacent to an AQMA
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>G</b> = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = Entirely within previously developed land
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a	<b>A</b> = On a SAM OR Allocation will lead to development	<b>G</b> = Not on or adjacent to a SAM and is unlikely to have

Scheduled Ancient Monument (SAM)?	adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts (19m away)
Is the allocation of the site likely to impact upon a Conservation Area?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>A</b> = 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?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>A</b> = 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?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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?	<b>A</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	<b>G</b> = 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?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or	<b>G</b> = Opportunity to enhance landscape character, redevelopment of the extended site could bring significant townscape improvements, including by restoring the alignment of frontage development to the north side of King Street.

	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?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = 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.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1611m away
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = 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)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified, LNR/LWS are 148m away