

Maidstone Local Plan Sustainability Appraisal

Technical Appendix C: Gypsy and Travellers Site Options

Site assessment proformas

February 2016

1. Site Information		
Number (linked to GIS database)	GT-1	
Site name/address	Congelow Farm (part), Benover Road, Yalding	
Site area (ha)	c. 1.2ha	
Proposed Yield	N/A	
Proposed no. of pitches	20/30 pitches	
Site Description	The site is on the east side Benover Road around 40m south of the village boundary of Yalding. It is a level grassed field with a wide existing access onto Benover Road. The north boundary is marked by a post and wire fence with some sporadic trees/hedging and beyond are open fields. The dwelling 4 Benover Road is around 75m to the north and 'Maple Bank' is around 50m to the northwest. The east boundary is marked by post and wire fencing with open grass fields beyond and the River Beult is around 120m to the northeast designated as a SSSI. To the south is Congelow Farm which has a group of large agricultural buildings. Congelow Cottages (GII listed) are 60m to the southwest. The west boundary with Benover Road is marked by a 1m deciduous hedge. Opposite the site is the dwelling 'Congelow House' around 40m away.	
Current use	Grazing land	
Adjacent uses	Residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = The site is 237m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 6124m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 526m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 379m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 163m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 289m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 163m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 899m from the nearest employment site. R = The site is 4491m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 289m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1482m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = The site is 509m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential for traffic noise from Benover Road.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 6142m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

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

Green Belt designation?	purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site is exposed near Benover Road and there are open fields to the rear of the site. The site does have potential for landscaping.

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = The site is 99% in flood zone 3a and 64% 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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1804m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information	
Number (linked to GIS database)	GT-2
Site name/address	Greengates (plot 1), Lenham Road
Site area (ha)	c. 0.14ha
Proposed Yield	N/A
Proposed no. of pitches	2 pitches
Site Description	The site is set back 110m to the southeast of Lenham Road, around 2km northeast of Headcorn. It is part of a larger grassed field that is split into paddocks with post and wire fencing and which extends to the west and north. The site is generally level with a stable building at the rear.
Current use	Grazing land
Adjacent uses	It is bounded on the east side by a sparse but established tree line with a temporary gypsy site known as 'Long Lane' (September 2013) on the other side, although this is not currently in use. To the south is a track which provides access to this site. Further south is open pasture land where the land rises. Around 50m to the northwest are three gypsy sites (Greengates (unauthorised: pending app. 10/2177), Acers Place (temp permission until 2017 & Oak Tree Farm (unauthorised: pending app. 10/1522)).

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = The site is 2593m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = The site is 7292m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = The site is 2644m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 3398m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1459m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2341m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1887m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 6593m from the nearest employment site. R = The site is 2620m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 2341m from the nearest bus stop.

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2627m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = The site is 426m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential for traffic noise from Lenham Road.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 11815m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.

	<p>impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	R = The site is exposed from Lenham Road and is poorly screened. The surrounding landscape is open and flat.
SA Topic: Flood Risk		

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1804m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT-3	
Site name/address	Greengates (plot 2), Lenham Road	
Site area (ha)	c. 0.47ha	
Proposed Yield	N/A	
Proposed no. of pitches	5 pitches	
Site Description	<p>The site is on the southeast side, and fronts Lenham Road, around 2km northeast of Headcorn. The front section (60m back into the site) is an existing unauthorised gypsy site with pending app. 10/2177 recommended for temporary permission at 04/04/13 committee. This proposes 4 static caravans at the site.</p> <p>The land to the rear of this includes a pole barn and an area of open storage of materials and grassed fields. Beyond this is a small section of the same field and a sparse but established tree line. Behind this is a temporary gypsy site known as 'Long Lane' (September 2013), although this is not currently in use.</p> <p>There is a poor hedge between the site and Lenham Road. There is another gypsy site immediately to the north known as 'Acers Place' (temporary and personal permission until 2017) and immediately beyond this 'Oak Tree Farm' where application MA/10/1522 is pending. The site is generally level. Vehicular access is in the northwest corner.</p>	
Current use	Gypsy site and grazing land	
Adjacent uses	<p>Beyond the site to the south is a small section of the same field and a sparse but established tree line. Behind this is a temporary gypsy site known as 'Long Lane' (September 2013), although this is not currently in use.</p> <p>There is a poor hedge between the site and Lenham Road. There is another gypsy site immediately to the north known as 'Acers Place' (temporary and personal permission until 2017) and immediately beyond this 'Oak Tree Farm' where application MA/10/1522 is pending.</p>	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	R = The site is 2593m from the nearest medical hub/GP.

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 7292m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 2644m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 3398m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1459m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2341m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1864m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 6568m from the nearest employment site. R = The site is 2620m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	A = 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. G = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 2341m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2627m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = The site is 420m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential for traffic noise from Lenham Road.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 11815m 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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt.

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The site is exposed from Lenham Road and is poorly screened. The surrounding landscape is open and flat and additional development would be exposed.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1804m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT-4	
Site name/address	Hawthorn Farm, Pye Corner, Ulcombe	
Site area (ha)	0.50ha	
Proposed Yield	N/A	
Proposed no. of pitches	Up to 10 pitches	
Site Description	<p>This site is located in open countryside within Ulcombe Parish. This is an area characterised by grassed paddocks on level land to the south of the Greensand Ridge. The site is located within the Low Weald Special Landscape Area. A long access track leads south-eastwards from Pye Corner, passing the Roydon Farm gypsy site on the south side, before arriving at the site on its north side. Much of the length of the track is shared with Public Footpath KH330 (which joins Pye Corner to the north with Crumps Lane to the south). The footpath passes the site and leads to a group of dwellings based around Kingsnoad Farmhouse further to the south east.</p> <p>The site is accessed from the aforementioned access track/footpath, and leads northwards off of that into an irregularly shaped area of flat land. There is a small shed centrally in the site. There are a collection of touring caravans on site which appear occupied. There are rough hardstandings, principally of rubble and roadstone, mostly in the vicinity of the building and caravans.</p>	
Current use	PDL	
Adjacent uses	Residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 2994m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = The site is 5663m from the nearest secondary school.

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = The site is 1099m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1976m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 779m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 741m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 4532m from the nearest employment site. R = The site is 4156m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 741m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4279m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = The site is 390m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 10449m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt.

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Unlikely to be an adverse impact.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 228m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT-5	
Site name/address	Cherry Gardens, Collier Street	
Site area (ha)	c. 0.06ha	
Proposed Yield	N/A	
Proposed no. of pitches	1 pitch	
Site Description	<p>This plot is set back from the western side of the B2162 Collier Street by some 80 or so metres, and appears part of a larger plot. This larger plot is part of a wider grassed/pasture field that is split into paddocks with post and wire fencing and which extends to the north. The site and wider plot and field are generally level. This plot and the larger plot are loosely gravel-type surfaced.</p> <p>Part of the northernmost part of this wider field is being used for horse grazing.</p> <p>There is a storage container on the plot but otherwise it and the larger plot within which it is located are unused.</p> <p>There is an established tree line to the rear of the plot and the wider field in general, but otherwise boundary treatments consist simply of low fencing of an open nature.</p> <p>There are residential properties to the south east including a barn adjacent to the part of the wider field to the front of this plot.</p>	
Current use	Vacant with the exception of the siting of a storage container.	
Adjacent uses	There are residential properties to the south east including a barn adjacent to the part of the wider field to the front of this plot.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 3296m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 6143m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = The site is 886m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 3438m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 2331m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1038m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 367m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3052m from the nearest employment site. R = The site is 4015m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 1038m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 3415m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = The site is 119m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 8075m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The site is exposed near Benover Road and the

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	landscape is of an open and flat nature.
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = The site is 100% in flood zone 3a and 40% 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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1804m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information

Number (linked to GIS database)	GT-6
Site name/address	Home Farm, Couchman Green Lane, Staplehurst
Site area (ha)	c. 0.2ha
Proposed Yield	N/A
Proposed no. of pitches	2 pitches
Site Description	The site is on the west side of Couchman Green Lane set back behind a highway verge and ditch. It is roughly triangular with overgrown areas of scrub and brambles. The boundaries are open on the south and east sides with more vegetation on the north side. There is currently no access off the lane. The site is generally level as is surrounding land.
Current use	Unused grassland
Adjacent uses	Rush Farm is immediately to the northwest where there is a dwelling and buildings which appear to be associated with equestrian use. To the east is open farmland. To the south is a field in equestrian use and houses beyond some houses and dog kennels at Home Farm. To the southwest is open equestrian/farmland.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1128m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m</p>	R = The site is 7431m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	A = The site is 1040m from the nearest primary school.
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p>	A = The site is 517m from the nearest post office.

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 105m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 400m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 105m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 530m from the nearest employment site. G = The site is 1054m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 400m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = The site is 723m from the nearest train station.

How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = The site is 191m from the nearest cycle route.
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SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 9886m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed	A = Contains or is adjacent to a listed building and there	G = Not on or adjacent to a listed building and is unlikely

building?	is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The site is poorly screened and development is seen by the council to be intrusive and not in similar context to the surrounding development with a 'very harmful' localised impact.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of	R = Development should not be permitted	G = 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.	A = Exception test is required G = Development is appropriate	
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1835m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-9	
Site name/address	ACERS PLACE / LAND ADJOINING GREENGATES LENHAM ROAD HEADCORN ASHFORD TN27 9LG	
Site area (ha)	0.1	
Proposed no. of pitches	1	
Site Description	Generally the land hereabouts is reasonably flat agricultural land with sporadic patches of development. An attractive area of countryside within the Low Weald SLA. This site involves a quite heavily developed patch of ground on the east side of the road with caravans, sheds, etc. Essentially bounded by small caravan sites but with agricultural land to the east. Poorly screened.	
Current use	Gypsy and Traveller site (with temporary permission)	
Adjacent uses	Caravan sites to north and south. Agricultural land to the rear (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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2,632m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 7,262m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 2,682m from the nearest primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p>	<p>R = 3,366m from the nearest post office</p>

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,498m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2,379m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 1,841m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 6,543m from local employment provision R = 2,658m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m	R = 2,378m from the nearest bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,666m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9,002m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	R = This site is heavily developed and poorly screened. It affects the character of the SLA. Clear medium and short range views into the site. The Landscape

of the impacts is unlikely to be achieved?	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	character Assessment (2012) assessed the site as having 'high' sensitivity. ¹
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = 1,123m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage; 2,645m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage; 1,119m from LWS</p> <p>G = No likely impacts identified at this stage; 7,649m from LNR</p>

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

1. Site Information		
Number (linked to GIS database)	GT3-10	
Site name/address	QUARTER PADDOCKS BLETCHENDEN ROAD HEADCORN ASHFORD TN27 9JB	
Site area (ha)	2.0	
Proposed no. of pitches		
Site Description	<p>Fairly level site surrounded by land in agricultural use well hidden from view from surrounding roads by dense hedgerows.</p> <p>Along the site frontage there is a dense screen There is a break in this screen required for access. Through this glimpse views are available into the site from the road immediately in front.</p>	
Current use	Gypsy and Traveller site (with temporary permission)	
Adjacent uses	There are no sensitive uses opposite the site. Approximately 40 metres to the west of the site is a detached house which has flank views of the site. There appears to be no other houses that could be considered to overlook or abut the site resulting in any direct impact on their outlook.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1,522m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 10,553m from the nearest secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	R = 1,717m from the nearest primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 5,439m from the nearest post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,778m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,581m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 1,132m (ANGST) from the nearest area of publicly accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 5,625m from local employment provision G = 1,376m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = 231m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,157m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 10,546m from the nearest cycle route

SA Topic: Air quality and causes of climate change

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	G = The site has generally good screening but the access point onto Bletchenden Road does permit clear views into the site when viewed from immediately

of the impacts is unlikely to be achieved?	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>opposite.</p> <p>It impact on the wider roadside street scene is relatively low based on retention of the existing substantial frontage hedge at its current height.</p>
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>R = Flood risk zone 3b = 15%</p> <p>A = Flood risk zone 3a =100%</p> <p>A = 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>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>R = Development should not be permitted on zone 3a or 3b areas for Gypsy and Traveller sites.</p>

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = 1,397m from an AW/ASNW</p>
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage; 531m from SSSI</p>
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>A = Potential impacts identified by County Council Ecologist; 175m from LWS</p> <p>G = No likely impacts identified at this stage; 5,523m from LNR</p>

1. Site Information		
Number (linked to GIS database)	GT3-11	
Site name/address	THE CHANCES LUGHORSE LANE HUNTON MAIDSTONE ME15 0QU	
Site area (ha)	0.4	
Proposed no. of pitches		
Site Description	Attractive countryside within the Greensand Ridge Special Landscape Area. Relatively flat land near the base of the ridge. Site is set well back from Lughorse Lane and quite well screened by intervening landscaping. Public footpath crosses the western side of the site. Landscaping appears to have matured in recent years.	
Current use	Gypsy and Traveller site (with temporary permission)	
Adjacent uses	Commercial to the south. Elsewhere agricultural/equestrian use.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 2,077m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 3,550m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 999m from the nearest primary school
How far is the site from the nearest post office?	R = >800m	R = 2,015m from the nearest post office

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0.62km from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 159m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0.62m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,394m from local employment provision A = 1,976m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = 213m from the nearest bus stop

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3,496m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5,687m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
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Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or</p>	G = Unlikely to have an adverse impact as landscape screening appears to have matured in recent years such that this site is not prominent. It is set back from Lughorse Lane which helps reduce its impact and this gives opportunities for enhanced natural screening. No significant long range views.

	there is unlikely to be an adverse impact	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 571m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,406m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 831m from LWS G = No likely impacts identified at this stage; 5,033m from LNR

1. Site Information		
Number (linked to GIS database)	GT3-12	
Site name/address	ASH TREE PLACE, HAMPSTEAD LANE, NETTLESTEAD, ME18 6HL	
Site area (ha)	1.1ha	
Proposed no. of pitches		
Site Description	Existing caravan site with small number of caravans. Generally flat land associated with the Medway Valley. Grassland with limited access roads/hardstandings. Long access track from Hampstead Lane leads past the flank of residential properties: ie akin to a 'backland site'. Public footpath runs east/west across more open land to the south of the site.	
Current use	Gypsy and Traveller site (with temporary permission)	
Adjacent uses	Agricultural/equestrian usage to east and south. Res. use to north. Another caravan site to the west.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1,517m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 7,682m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 1,739m from the nearest primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p>	<p>R = 1,419m from the nearest post office</p>

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 504m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,450m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 7m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 190m local employment provision R = 5,972m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m	G = 275m from the nearest bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 275m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7,981m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:

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

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The site is well screened but there are clear views from the site from PRoW. The site has low sensitivity in the Landscape Character Assessment (2012). ¹
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>A = Flood risk zone 2 = 100%</p> <p>A = Flood risk zone 3a = 4.6%</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>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>R = Development should not be permitted on the flood zone 3a area</p> <p>A = Exception test is required on flood zone 2</p>

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = 474m AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage; 1,007m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>A = Potential impacts identified by County Council Ecologist; 4m from LWS</p> <p>G = No likely impacts identified at this stage; 5,905m from LNR</p>

1. Site Information		
Number (linked to GIS database)	GT3-13	
Site name/address	Little Boarden, Boarden Lane, Headcorn	
Site area (ha)	0.2 ha	
Proposed no. of pitches		
Site Description	<p>The site has an irregular shape and is set well back from Boarden Lane being approached by an access track just under 70 metres in length.</p> <p>The site appears to be well screened on all sides though there are clear views into the site through the access point onto Boarden Lane. Surrounding land to the east of the site comprises mainly level and open arable land.</p>	
Current use	Gypsy and Traveller site (with authorised permission)	
Adjacent uses	<p>The north east site boundary is flanked by mature boundary screening and for part of its length flanked by existing agricultural buildings set back from the boundary.</p> <p>Almost opposite the site access is a detached house while to the south west of the site is sporadic housing development fronting Boarden Lane.</p>	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2,614m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 7,662m from the nearest secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2,409m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2,526m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,833m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2,070m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 316m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2,541m from local employment provision A = 2,389m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	A = 431m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,632m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7,216m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land

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

Green Belt designation?	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site has generally good screening but the siting of the access enable clear views into the site. Its impact on the wider roadside street scene is relatively low but this is based on retention of the frontage hedgerow at a good height.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 148m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 835m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 611m from LWS G = No likely impacts identified at this stage; 3,206m from LNR

1. Site Information		
Number (linked to GIS database)	GT3-15	
Site name/address	Perfect Place Park Wood Lane, Staplehurst, Tonbridge	
Site area (ha)	2.4 ha	
Proposed no. of pitches	Unknown	
Site Description	Level arable site with limited frontage screening on lane to the west. The wider area comprises a relatively level agricultural landscape.	
Current use	Gypsy and Traveller site (with authorised permission)	
Adjacent uses	The northern site boundary is flanked by a traveller site. The wider area comprises a level arable landscape. There does not appear to be long range views to the site from Frittenden Road to the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1,524m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 9,265m from the nearest secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = 1,554m from the nearest primary school
How far is the site from the nearest post office?	R = >800m	R = 1,330m from the nearest post office

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 921m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,344m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 84m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,059m local employment provision G = 1,288m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m	R = 1,138m from the nearest bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,345m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9,609m 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?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale,</p>	A = Poor screening onto frontage – hedging is not significant and site clearly visible in street scene.

	condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 0m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,617m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist; 0m from LWS G = No likely impacts identified at this stage; 1,361m from LNR

1. Site Information		
Number (linked to GIS database)	GT3-16	
Site name/address	The Vine, Green Hill Lane, Ulcombe	
Site area (ha)	0.1Ha	
Proposed no. of pitches	Maximum 2 @500m ² .	
Site Description	The site is located to the west of the junction of Lenham Road and Green Hill Lane. The eastern third of the site is predominantly hard surfaced, and is where the caravans are sited. The east of the site is a grassed paddock. In the south east corner of the site is a dwelling known as "The Vine". The site has two accesses from the public highway, one from Green Hill Lane which serves the residential area, and one from Lenham Road which serves the paddock. Boundary treatments to the site comprise a mixture of close boarded fencing and mature native hedging. The site is level, but land levels outside the site fall towards the south and east.	
Current use	Gypsy and Traveller site (with temporary permission) – an 11 year personal temporary consent expires on 03/07/2014.	
Adjacent uses	Agricultural to north, woodland to north, south and west, residential to 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 2,444m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 3,282m from the nearest secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	A = 1,117m from the nearest primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,607m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2,164m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2,147m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 16m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,019m local employment provision R = 3,644m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = 1,633m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,471m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7,789m from the nearest cycle route

SA Topic: Air quality and causes of climate change

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The site is reasonably well screened site for close

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	range views but is visible for medium and long range.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 27m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 4,568m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 542m from LWS G = No likely impacts identified at this stage; 10,285m from LNR

1. Site Information		
Number (linked to GIS database)	GT3-17	
Site name/address	Green Tops, Symonds Land, Yalding	
Site area (ha)	0.2	
Proposed no. of pitches	Maximum 4 @500m2.	
Site Description	Site is set back from the public highway by approximately 70m. The rear two thirds of the site is hard surfaced and the south third is grassed. The caravans are stationed in the north of the site on the hard surfacing. The main part of the site is visible in medium distance views from Symonds Lane despite hedging to the agricultural land, and the site access is a visually intrusive and an urbanising feature.	
Current use	Gypsy and Traveller site (with temporary permission).	
Adjacent uses	Gypsy sites (Pear View and Pear Paddock) to west, agricultural to north, south and 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 752m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 6,739m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>A = 1,139m from the nearest primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p>	<p>R = 825m from the nearest post office</p>

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 816m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 945m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 54m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 794m local employment provision R = 5,128m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m	A = 682m from the nearest bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,401m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7,979m from the nearest cycle route

SA Topic: Air quality and causes of climate change

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale,</p>	A = The main part of the site is visible in medium distance views from Symonds Lane and the PRoW. The site access is a visually intrusive and an urbanising feature.

	condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = Flood risk zone 3a = 0.5% A = Flood risk zone 2 = 1%
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted on zone 3a A = Exception test is required on zone 2

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,236m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 770m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 321m from LWS G = No likely impacts identified at this stage; 5,570m from LNR

1. Site Information		
Number (linked to GIS database)	GT3-20	
Site name/address	The Stable / Land East of Maplehurst Lane, Frittenden Road, Staplehurst, TN12 0DL.	
Site area (ha)	1.2	
Proposed no. of pitches		
Site Description	<p>Level arable site with limited frontage screening on lane to the west.</p> <p>The wider area comprises a relatively level agricultural landscape.</p>	
Current use	Gypsy and Traveller site (with authorised permission)	
Adjacent uses	The southern site boundary is flanked by a traveller site. The wider area comprises a level arable landscape. There does not appear to be long range views to the site from Frittenden Road to the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1,477m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 9,166m from the nearest secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = 1,501m from the nearest primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,287m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 915m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,240m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 114m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1,976m local employment provision G = 1,241m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m	R = 1,142m from the nearest bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,259m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9,499m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	Information not available at this stage

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	R = There is poor screening and the site is clearly visible in the street scene. The Landscape Character

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Assessment assessed the site as having 'high' sensitivity. ¹
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 60m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,617m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist 65m from LWS G = No likely impacts identified at this stage 1,329m from LNR

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

1. Site Information		
Number (linked to GIS database)	GT3-21	
Site name/address	LAND REAR OF THE MEADOWS (PLOTS 1-10) LENHAM ROAD HEADCORN ASHFORD TN27 9LG	
Site area (ha)	2.4	
Proposed no. of pitches	2	
Site Description	Generally the land hereabouts is reasonably flat agricultural land with sporadic patches of development. An attractive area of countryside within the Low Weald SLA. This site involves a large area of quite intensively developed land off the west side of the road with caravans, sheds, etc. Essentially bounded by small paddocks of land many of which contain caravan sites but with agricultural land further to the west. Poorly screened and has a major impact.	
Current use	Gypsy and Traveller site (with temporary permission)	
Adjacent uses	Caravan sites/paddocks. Agricultural land to the west.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2,663m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 7,070m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 2,611m from the nearest primary school</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 3,184m from the nearest post office
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,597m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2,159m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 1,480m (ANGST) from the nearest area of publicly accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 6,192m from local employment provision R = 2,698m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = 2,464m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,740m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8,526m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = This is a heavily developed, poorly screened site

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	that has a significant adverse impact on the character of the SLA. Clear medium and short range views into the site. A large site that has a major adverse impact on the character of the landscape. The Landscape Character Assessment (2012) identified the site as having 'high' sensitivity. ¹
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,062m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 2,756m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,059m from LWS G = No likely impacts identified at this stage; 7,508m from LNR

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

1. Site Information	
Number (linked to GIS database)	GT3-22
Site name/address	The Stables, Wagon Lane, Yalding
Site area (ha)	0.4
Proposed no. of pitches	
Site Description	Long strip of land in use as a caravan site. Flat grassland with small number of caravans and limited access tracks and hardstandings. Close boarded fence and immature hedge to the Wagon Lane frontage. Public footpath runs north/south down the eastern side of the site.
Current use	Gypsy and Traveller site (with temporary permission).
Adjacent uses	Essentially surrounded by other caravan sites.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3,835m from the nearest medical hub or GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 8,596m from the nearest secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = 1,794m from the nearest primary school
How far is the site from the nearest post office?	R = >800m	R = 3,930m from the nearest post office

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 3,775m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,873m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 1,594m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,684m from local employment provision R = 5,959m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m	R = 1,877m from the nearest bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,843m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 10,892m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	R = The site is clearly visible from Wagon Lane and the public footpath that runs down the side of the site. Major

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	cumulative impact when considered with other caravan sites in the vicinity. Long views interrupted by other caravans but clear medium and short range views. The character of the countryside would be compromised. Landscape Character Assessment (2012) shows 'high' sensitivity. ¹
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 2,363m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 3,168m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,780 from LWS G = No likely impacts identified at this stage; 2,917m from LNR

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

1. Site Information	
Number (linked to GIS database)	GT3-23
Site name/address	Stilebridge Stableyard, Stilebridge Lane, Linton
Site area (ha)	0.4
Proposed no. of pitches	
Site Description	Area mainly level adjoining land in agricultural use.
Current use	Gypsy and Traveller site (with temporary permission).
Adjacent uses	Site to south in already in use as a caravan site – wider area in agricultural use.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 3,121m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 2,541m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 2,366m from the nearest primary school</p>
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>R = 2,682m from the nearest post office</p>

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1.7km from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,525m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 339m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,799m from local employment provision R = 3,311m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m	R = 822m from the nearest bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4,192m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4,398m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:

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

SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	R = The site is not well screened from Stilebridge Lane and impacts on the appearance of this rural lane as a

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	result. The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity. ¹
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 331m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 305m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 354m from LWS G = No likely impacts identified at this stage; 5,703m from LNR

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

1. Site Information		
Number (linked to GIS database)	GT3-24	
Site name/address	PLOT 3 THE MEADOWS LENHAM ROAD HEADCORN ASHFORD TN27 9LG	
Site area (ha)	2.4	
Proposed no. of pitches	2	
Site Description	Generally the land hereabouts is reasonably flat agricultural land with sporadic patches of development. An attractive area of countryside within the Low Weald SLA. This site involves a quite heavily developed patch of ground set back off the west side of the road with caravans, sheds, fencing, etc. Essentially bounded by small paddocks of land many of which contain caravan sites (including the large temporary site behind) but with agricultural land further to the west. Poorly screened.	
Current use	Gypsy and Traveller site (with temporary permission)	
Adjacent uses	Caravan sites/paddocks. Agricultural land further west.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2,706m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 7,160m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = 2,748m from the nearest primary school</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 3,262m from the nearest post office
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,589m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2,438m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 1,703m (ANGST) from the nearest area of publicly accessible greenspace

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 6,408m from local employment provision R = 2,735m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = 2,466m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,751m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8,896m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = The site is heavily developed and poorly screened.

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	It impacts the character of the SLA. The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity. ¹
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >400m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 2,775m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,087m from LWS G = No likely impacts identified at this stage; 7,684m from LNR

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

1. Site Information		
Number (linked to GIS database)	GT3-25	
Site name/address	Franks Bridge, Smarden Road, Headcorn, Ashford TN27 9HN	
Site area (ha)	0.07	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	The site comprises an enclosed area of hard surfacing with metal gates to the access onto Smarden Road. It occupies a prominent position on the outer curve of the road and sited just outside and to the east of the built up area of Headcorn	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Opposite the site to the north east is open farmland. To the south the site abuts a railway while to the west there is the elevated section of the A274 offering clear views into the site from high vehicles.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 831m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 9766m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	A = The site is 1045m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 5736m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 665m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 935m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1919m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 5750m from the nearest employment site. G = The site is 787m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 294m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = The site is 515m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 9720m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 12439m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = The site is generally open and clearly visible when

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	travelling in both directions along this section of Smarden Road. The sensitivity in the Landscape Character Assessment was 'high' ¹ and Maidstone Borough Council believe that a caravan site is not an acceptable land use in such a prominent location.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1934m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is adjacent to a LWS.

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

1. Site Information		
Number (linked to GIS database)	GT3-26	
Site name/address	Orchard Place, Benover Road, Collier Street	
Site area (ha)	0.2	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	<p>The site comprises a flat open area of land roughly rectangular in shape having a frontage and access onto Benover Road. It has an average width of just under 20 metres and depth of just under 90 metres.</p> <p>Abutting the site to the east is a pond.</p> <p>The site lies within open farmland but opposite the site are houses.</p>	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Open farmland, residential.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 2046m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 5926m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1625m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2188m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1731m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1752m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 512m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2541m from the nearest employment site. R = The site is 4583m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 393m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2755m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 8315m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 7164m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

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

Green Belt designation?	purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The site has little screening and also forms the setting for listed buildings opposite. Caravan usage would be visible in the street scene.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 2593m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is adjacent to a LWS.

1. Site Information

Number (linked to GIS database)	GT3-27
Site name/address	Lindfield Farm, Willow Lane, Paddock Wood
Site area (ha)	4.0
Proposed Yield	N/A
Proposed no. of pitches	
Site Description	Irregular shaped site approximately 3km to the south of Laddingford, and 1.5km east of Paddock Wood on the west side of Willow Lane. Existing G&T site recently dismissed at appeal over the east part of the site with access at north end and paddocks to the rear. There is a mix of native hedging along the roadside boundary (east) up to 2m in height. The nearest residential properties are located approximately 100m to the north and 120m to the south. The site is bordered on all three sides by fields and again by fields on the opposite side of Willow Lane. The mainline railway bounds the southern boundary of the site.
Current use	Unauthorised Gypsy and Traveller site
Adjacent uses	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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 4531m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 8798m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 2531m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	R = The site is 4637m from the nearest post office.

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 4431m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2616m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 2265m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 4435m from the nearest employment site. R = The site is 5482m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 2353m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m	R = The site is 1797m from the nearest train station.

	A = 400 - 800m G = <400m	
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 11432m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 10269m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.

	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The Landscape Character Assessment has judged the site to have 'high' sensitivity. ¹ Landscape impact deemed 'unacceptable' on planning appeal in March 2012.

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

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = 17% of the site is in Flood risk zone 3a, 13% 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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted on areas of the site within flood risk zones 3a/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)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1904m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-28	
Site name/address	The Paddock, Detling Hill, Thurnham	
Site area (ha)	1.2	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Triangular site immediately south of A249 and 920m northeast of Detling village with 4 mobile homes. Sits on top of North Downs and slopes to the south. Dwellings to the northeast and southwest sides. Small woodland area along the south east boundary. Further east is the White Horse Wood Country Park. Public footpath KH114 runs just inside the west boundary of the site and around 100m south is the ridge of the North Downs where the land drops very steeply.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Dwellings to the northeast and southwest sides and White Horse Wood Country Park to the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 3031m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 4125m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	R = The site is 2973m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1016m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 618m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2687m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1523m from the nearest employment site. R = The site is 2509m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 68m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2447m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 2192m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = The site is adjacent to A249 so likely to be significant noise and air quality issues.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 4576m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	R = The site is within the Kent Downs designation, and there are clear views from the public footpath through the site.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	A = The site is 375m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	A = The site is adjacent to a LWS.

1. Site Information		
Number (linked to GIS database)	GT3-31	
Site name/address	Land rear of Brickyard cottages, Redwall Lane, Hunton	
Site area (ha)	0.28 ha	
Proposed Yield		
Proposed no. of pitches		
Site Description	The site is located to the north (rear) of Brickyard Cottages. Beside the site access to the east of Brickyard Cottages is a pond in front of which is a tree screen. The adjoining land to the north, west and east of the site is open agricultural land.	
Current use	Existing caravan site	
Adjacent uses	The southern site boundary abuts the rear service area of Brickyard Cottages. The western site boundary abuts an open area enclosed by a tree lined public footpath. The northern site boundary is defined by a good strong tree belt enabling glimpse views into the site at a lower level. These views are not significant.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1878m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = The site is 2854m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	R = The site is 1734m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1878m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 819m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1179m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 107m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 4079m from the nearest employment site. A = The site is 1841m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	A = The site is 681m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4228m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 5593m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 5371m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>G = The site is enclosed through substantial tree screening although there is a glimpse view of a caravan in the south east corner. Dense established planting belts prevent long range views although glimpse views are available through tree to the north. The site is at a low level and would not normally be viewed from this direction meaning no visual harm is identified.</p>
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
<p>Is allocation of the site within a flood zone?</p>	<p>R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1</p>	<p>G = Flood risk zone 1.</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted A = Exception test is required G = Development is appropriate</p>	<p>G = 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>R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m</p>	<p>G = The site is 1224m from the nearest AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>

1. Site Information		
Number (linked to GIS database)	GT3-33	
Site name/address	The Three Sons, Hampstead Lane, Nettlestead	
Site area (ha)	1.4	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Site has existing yard set back around 60m from road with access in the centre. To the rear is open land. The site is level and the boundary with Hampstead Lane is relatively open. There is pasture land to the west and a G&T site to the east. Around 1.5km west of Yalding.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Pasture land to west and G&T site to the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1650m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 7775m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 1848m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1545m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 557m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1563m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 109m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 325m from the nearest employment site. R = The site is 6057m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 342m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = The site is 336m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 7990m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 6807m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = Likely adverse impact. The site is very intrusive and

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	erodes the openness of the greenbelt. Landscape Character Assessment (2012) assesses the site as having 'high' sensitivity. ¹
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = 95% of site in Flood risk zone 2. 5% of site in Flood risk zone 3a.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	A = Exception test is required.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 340m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

¹ 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)	GT3-34	
Site name/address	Eight Acres, Tilden Lane, Marden	
Site area (ha)	3.34	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	The general area involves flat agricultural land with sporadic patches of development. This is a large area of open grassland with (what appears to be) a small number of caravans in the southern portion. Patches of sporadic development to the north and west. Generally poor field boundaries with views in from Tilden Lane and public footpaths to north and south.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1778m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 4639m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 1937m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1833m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 660m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1963m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1224m from the nearest employment site. A = The site is 1784m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 1346m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1633m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 7042m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 7610m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = Officer comments state there are significant views to

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	the site from the road and footpaths. The site is large and there is little screening. The Landscape Character Assessment (2012) assessed the site to have 'high' sensitivity. ¹
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = 65% of the site is in flood risk zone 3a
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1067m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

¹ 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)	GT3-36	
Site name/address	Huntsman Stables, Maidstone Road, Staplehurst	
Site area (ha)	0.2	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	<p>The site has an extensive planning and enforcement history with prosecution proceedings in 2008 and a recently dismissed appeal in 2011.</p> <p>The site is around 1.2km north of Staplehurst village on the east side of Maidstone Road (A229) opposite its junction with Clapper Lane. The land is at a lower level than the adjoining highway with a sparse hedge along the frontage. There is an existing vehicular access. The site is partially enclosed with 2m high close boarded fence and brick walls at the entrance. The entire front section is hardsurfaced. The land around the site is open and flat with long range views obtained when travelling along Maidstone Road, as well as direct views of the site from the access point. The land to the north is laid to grass and to the east is open farmland. There are scattered houses on the west side of Maidstone Road.</p>	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 2382m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = The site is 5708m from the nearest secondary school.

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 2290m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1424m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 1078m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1643m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1023m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1214m from the nearest employment site. A = The site is 2394m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	Output Areas within the country.	
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 585m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1226m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 6369m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 8230m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt.

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The Landscape Character Assessment (2012) judged the site to have 'high' sensitivity. ¹ The site was dismissed in February 2011 due to the landscape impact.

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Flood risk zone 3a (100%) and 3b (38%).
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1726m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

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

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
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1. Site Information		
Number (linked to GIS database)	GT3-37	
Site name/address	Land at Cherry Tree Farm, West Wood Road, Stockbury	
Site area (ha)	0.5 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Triangular site which widens to the north and is bounded by Plum Tree Lane to the west and West Wood Road to the east and 1km west of Stockbury village. Currently 1 mobile home and touring caravan on site and various outbuildings confined to the first 80m. The SHLAA plan includes an open field extending a further 80m to the north. The site rises slightly to the northeast and surrounding land rises steeply to the east as the site sits in a valley. Access at the south end. Good hedges along east and west boundaries but rear boundary of developed part is open to field.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Large Gypsy and Traveller 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 5382m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 8040m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	R = The site is 3138m from the nearest primary school.

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 4815m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 1110m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1176m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 30m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1955m from the nearest employment site. R = The site is 6211m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	A = The site is 561m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4410m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 6131m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 8318m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Development could be screened, although development on the north field would be clearly visible. The officer comments landscaping and the existing hedgerow could limit impacts.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 17m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-38	
Site name/address	Land at Squirrel Wood, Rumstead Lane, Stockbury	
Site area (ha)	0.63 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Developed part of site is rectangular in shape and to the south of former restaurant on the south side of the A249 around 1.5km southwest of Stockbury village. Currently there is a mobile home and some outbuildings. The SHLAA site includes a large area of woodland to the east of the existing site. The site sits above the level of the A249 on the start of a steep wooded slope which rises to the south. The A249 sits in a valley and land rises to the north and south. Access is via the former restaurant access.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Restaurant and two houses 90m northeast.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 6179m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 7478m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	R = The site is 4109m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 4395m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1704m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1703m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1512m from the nearest employment site. R = The site is 5267m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 52m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 5135m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 5470m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential noise problems from the adjacent A249.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 7970m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The site intrudes into the wooded slope beyond

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	existing development which fronts the A249. This is noticeable from the A249 and public footpath KH76, which runs along the east side of the site. The site is poorly screened to the north and to the path.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

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

1. Site Information		
Number (linked to GIS database)	GT3-39	
Site name/address	Flips Hole, South Street Road, Stockbury	
Site area (ha)	0.6 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Triangular in shape and to the south of South Street Road at its junction with Westwood Road around 1.5km west of Stockbury village. Site has good landscape screening along boundaries with road. The site sits in a valley and rises to the south. There appear to be two access points in the centre and at the east end of the site.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Dwelling to the east and Gypsy and Traveller site to the south.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 5236m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 7143m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 3035m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 4198m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1636m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1677m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 117m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1302m from the nearest employment site. R = The site is 5523m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 215m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 5137m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 5481m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 7729m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	G = The site benefits from good established roadside

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	screening and is between existing development. The landscape impact is therefore relatively low.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 201m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-40	
Site name/address	The Ash, Yelstead Road, Stockbury	
Site area (ha)	1.644 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Developed part of site is roughly rectangular on the east side of Yelsted Road around 1.3km west of Stockbury village. SHLAA site includes a further 1ha of undeveloped land to the north. The site sits in a valley with land rises to the west and east and the site slopes upwards to the east. Site has good landscape screening along the south boundary and with the road. Access is near the south boundary.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	One dwelling and Gypsy and Traveller sites at the Plum Tree Bottom site to the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 4997m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 7809m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 2751m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 4577m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1461m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1528m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 170m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1756m from the nearest employment site. R = The site is 6077m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	A = The site is 425m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4661m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 5931m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 8047m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = As the site is split into two, the greenfield section

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	has officer comments stating there would be a significant impact and development would be unacceptable. G = The developed section of the site however benefits from good screening and the impact is much lower.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 205m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-41	
Site name/address	Fairhaven, Queen Street, Yalding	
Site area (ha)	0.2 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	Site roughly rectangular in shape having a frontage onto Queen Street of just under 35 metres. There is a dense hedgerow fronting this part of Queen Street and running across the site frontage. The site access onto Queen Street creates a break in the hedgerow fronting the site. Apart from views into the site through the access onto Queen Street the site is otherwise well screened from the road. The surrounding area comprises mainly level and open arable land. There is a public footpath just over 100 metres to the west of the site. This has been blocked off and access is not currently available. This looks to have been the case for some time.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Sporadic residential development fronting Queen Street to the west of the site and further isolated houses fronting Queen Street to the east. To the north of this site and separated from it by open land are other caravan parks.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 4109m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 8739m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 2078m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 4206m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 4041m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2159m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1885m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3973m from the nearest employment site. R = The site is 5853m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 2161m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1809m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 11136m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 9963m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt.

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = The site has good roadside screening along Queen Street. The impact on the roadside street scene is relatively low apart from glimpse views into the site through the access. Some long range views are available from the caravan parks to the north.

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Flood risk zone 3a (25%) 3b (16%) 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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	A = Exception test is required (at the very least)

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 2379m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information

Number (linked to GIS database)	GT3-42
Site name/address	Hertsfield Farm, Staplehurst Road, Marden
Site area (ha)	1.9ha
Proposed Yield	N/A
Proposed no. of pitches	
Site Description	Large flat open field with existing mobile building used as a residence and agricultural building in the northeast corner. Field is around 80m north of A229. Access gate in south corner onto lane which connects with A229. Houses to the east within 25m. Around 3.3km south of urban area at Linton Crossroads.
Current use	Unauthorised Gypsy and Traveller site
Adjacent uses	Houses and gardens to the east, lane to the south, open pasture land to the west, access track to neighbouring land to the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = The site is 3551m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = The site is 3324m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>R = The site is 3134m from the nearest primary school.</p>
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>R = The site is 3421m from the nearest post office.</p>

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1523m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2166m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 899m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3235m from the nearest employment site. R = The site is 3373m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	A = The site is 459m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m	R = The site is 3417m from the nearest train station.

	G = <400m	
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 5050m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential noise problems from the nearby A229.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 6170m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have	G = 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?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	R = There would be a noticeable impact, particularly in winter as the land is flat and not well screened from Hertsfield Lane. Sensitivity assessment in the Landscape Character Assessment (2012) is 'high.' ¹

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

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	A = Flood risk zone 2 or 3a (81%)
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	R = Development should not be permitted.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 764m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-43	
Site name/address	Plot 5 Land at Lughorse Lane Hunton Maidstone ME15 0QU	
Site area (ha)	0.3 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	The site lies to the south of Lughorse Lane and is set just under 45 metres back from the road. The site occupies an open and exposed position in the landscape with views available to it when travelling along Lughorse Lane and public footpaths to the west. Immediately to the rear of the site is a substantial tree belt which appears to be screening an existing caravan site.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Site lies within an open agricultural landscape within an existing caravan site immediately abutting to the south.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = The site is 2022m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = The site is 3514m from the nearest secondary school.</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	<p>A = The site is 1052m from the nearest primary school.</p>

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1962m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 85m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 255m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 85m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3409m from the nearest employment site. A = The site is 1923m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	G = The site is 182m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 3496m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 5687m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 4586m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = The site in a prominent position with long range

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	views available to it. Use of land as a caravan site in such an exposed location will therefore have an unacceptable impact on the rural character of the area. It will also harm views of the area from public vantage points in Lughorse Lane and nearby public footpaths to the west of the site.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 571m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-44	
Site name/address	1 Oak Lodge, Tilden Lane, Marden	
Site area (ha)	0.01 ha	
Proposed Yield	N/A	
Proposed no. of pitches	1/2	
Site Description	The general area involves flat agricultural land with sporadic patches of development. This is a small narrow caravan site with one or two caravans on it. Front of site dominated by access/ hardstandings. In visual terms the site appears very much as part of an established group of caravans.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Caravan sites on either side. Agricultural land to south. Large pond to the west.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1282m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 5431m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 1347m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1441m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 813m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1487m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 808m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 603m from the nearest employment site. G = The site is 1400m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m	A = The site is 750m from the nearest bus stop.

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1153m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 7872m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 8397m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	G = The site is heavily developed and quite clearly visible from the road. However the site is a fairly small

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	part of a much larger group of caravans and, assuming the surroundings would not change, the impact is (in itself) minimal.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1662m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-45	
Site name/address	Land rear of the Meadows (Plot 13), Lenham Road, Headcorn, TN27 9LG	
Site area (ha)	0.3	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	The site is an area of land to the rear, northwest of a large group of G&T sites granted personal and temporary permissions at appeal in 2010 and a further temporary permission in April 2013. It is set back from Lenham Road by around 480m and is around 2.3km northeast of Headcorn. The site is in open countryside designated as a Special Landscape Area.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Gypsy and Traveller sites to the south, woodland to the west and otherwise pasture land.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 2726m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 7061m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = The site is 2555m from the nearest primary school.

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 3180m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1717m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 2103m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1450m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 6158m from the nearest employment site. R = The site is 2763m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 2481m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2827m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 8456m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 11274m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	R = A Planning Inspector ruled a Gypsy and Traveller

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	site in this location would 'cause significant harm.'
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1237m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	GT3-46	
Site name/address	Oak Tree Farm, Lenham Road, Headcorn.	
Site area (ha)	1.8	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	<p>Grassed field rectangular in shape on the south side of Wagon Lane. It is currently developed as a G&T site and divided into five plots spread over the site. There is a central access way leading from access off Wagon Lane in the northeast corner.</p> <p>The site is around 4km from Yalding village, and some 2km by road from Paddock Wood to the south-west.</p> <p>The site is in the countryside with no special landscape designation. It falls within a functional flood zone (Flood Zone 3b). There is a public footpath (KM220) running alongside the western boundary.</p>	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Agricultural land to the east and south, temporary G&T site to the west, and Wagon Lane 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 3834m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = The site is 8525m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1794m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 3930m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 3765m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1874m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1598m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3686m from the nearest employment site. R = The site is 5846m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	R = The site is 1893m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1860m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 10865m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 9691m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

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

Green Belt designation?	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity. ¹ The landscape impact was judged to be unacceptable at an appeal in May 2012.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 2375m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

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

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information		
Number (linked to GIS database)	GT3-47	
Site name/address	Parkwood Stables, Park Wood Lane, Staplehurst	
Site area (ha)	0.5	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	<p>This is an existing G&T site on the west side of Park Wood Lane around 2km southeast of Staplehurst.</p> <p>There is a mix of native hedging along the roadside boundary (east) up to 2m in height. On the opposite side of Park Wood Lane is roadside hedging and open fields. There is a drainage ditch adjacent on the northern boundary and within the site a pond in the south east corner. To the south of the site lies ancient woodland and a local wildlife site.</p> <p>The nearest residential property is located approximately 130m from the site entrance to the north and 550m to the south.</p>	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	The site is bordered on all sides either by fields or woodland. The field to the west is also an occupied gypsy site subject to a temporary permission (Mr Perfect). There are also two other gypsy sites to the north west.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1864m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = The site is 9414m from the nearest secondary school.

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1884m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1677m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1241m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1491m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 475m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2031m from the nearest employment site. A = The site is 1630m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1527m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2574m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 9630m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 11808m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of	A = Within or adjacent to the Green Belt and	G = Not within or adjacent to the Green Belt.

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The site was refused Gypsy and Traveller planning permission in October 2012 on the grounds of 'significant visual harm.'

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

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

1. Site Information		
Number (linked to GIS database)	GT3-49	
Site name/address	Land East of Water Lane, Water Lane, Headcorn, Ashford	
Site area (ha)	0.15 ha	
Proposed Yield	N/A	
Proposed no. of pitches		
Site Description	The site looks to be level and comprises a broadly rectangular area of land currently being used a caravan site with a wide access onto Water Lane. To the south of the access road is a pond and which separates the site from the rail route to the south. The land to the east and west of the site comprises an open agricultural landscape lying within the River Beult flood plain.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	The site lies on the east side of Water lane and is surrounded by open arable farmland to the east. It is separated from Water Lane by a dense tree belt on the road and return frontage along the access track to the south.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 921m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 9446m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 782m from the nearest primary school.

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 3966m from the nearest post office.

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 822m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 797m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 1590m from greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3982m from the nearest employment site. G = The site is 679m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = 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?	R = >800m A = 400 - 800m G = <400m	A = The site is 774m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1187m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 8664m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 11256m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = There are protected tree enclosing the site although there is a substantial gap allowing the site to be clearly visible from the road. The Landscape Character Assessment concluded there was no harm likely to arise from long range views.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1104m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

1. Site Information		
Number (linked to GIS database)	4	
Site name/address	Fairview, Osborne Drive, Detling Hill	
Site area (ha)	0.78ha	
Approximate yield		
Proposed no. of pitches		
Site description	The site is an established Travelling Showpeoples site with hardstanding. The site has permanent, non-personal consent for 6 traveling showpeople plots. At the last caravan count (January 2015) there were 10 mobile homes on site.	
Current use	Travelling Showpeoples site.	
Adjacent uses	To the west/south of the site is the White Horse Wood Country Park which is managed by Kent County Council. To the north of the site, adjacent to the access road serving the site from A249 is the property Wild Air. To the east is scrub/pasture land	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3156m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 4244m from secondary school
How far is the site from the nearest primary school?	R = >1200m	R = 3041m from primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 3156m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 766m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2779m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is adjacent to greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1390m from the nearest employment sites and 2601m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 80m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2546m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2332m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact A249 dual carriageway is to the north of the site. Potential for some noise disturbance.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 4724m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land Any additional authorised plots would be within the existing site boundaries which has extensive areas of hardstanding

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (493m away)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (738m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building (1024m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be

<p>mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>appropriately mitigated</p> <p>The site is located within the Thurnham Hollingbourne and Harrietsham Scarp character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Landscape forms part of the Kent Downs AONB • Distinctly gently undulating and steep upper North Downs scarp • Narrow belts of chalk woodland follow most of the top of the scarp and widens to larger blocks of woodland north east of Hollingbourne village • Chalk grassland pasture on the higher ground of the upper scarp, particularly at Thurnham • Lack of settlement, particularly at the steepest part of the scarp • Traditional chequered red and grey brick buildings as well as characteristic flint and red brick walls within Harrietsham scarp • Deeply set lanes enclosed by vegetation • The narrow and winding ancient lane and trackway Pilgrims way <p>The condition assessment is Very Good and the sensitivity assessment is Very High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
<p>SA Topic: Flood Risk</p>		
<p>Appraisal Question</p>	<p>Criteria</p>	<p>Answer/Evidence</p>
<p>Is allocation of the site within a flood zone?</p>	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1</p>

Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
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SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 314m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	5
Site name/address	Little Acre, Chart Hill Road, Chart Sutton
Site area (ha)	0.38ha
Approximate yield	
Proposed no. of pitches	<4 pitches
Site description	<p>This is an existing Gypsy site. The site comprises 2 mobile homes, sited next to each other, facing Chart Hill Road. The site is set slightly above the level of the road. Close boarded fencing marks the boundary between the site and the road. There is a separate gateway access to each mobile home. The mobile are themselves separated by a close boarded fence which runs between them. The roofs of the mobile home are visible above the level of the gates/fencing.</p> <p>Behind the mobile homes is a grassed area and beyond that a collection of small scale agricultural style buildings. Beyond these, and also wrapping round the site to the south is a woodland. To the north east are the paddocks associated with Peacock Farm.</p>
Current use	Existing permanent Gypsy site
Adjacent uses	Adjacent to the site to the north west is an agricultural field and immediately to the rear (north west) is paddock with an access track through the centre of it. To the south is an area of wooded scrub.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 2481m from medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 3962m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2481m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2155m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1686m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2202m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 7m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3023m from the nearest employment sites and 3743m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1972m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3860m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3734m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 5859m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	<p>R = Does not include previously developed land</p> <p>Any additional pitches would be on paddock land to the rear of the existing site</p>
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (2751m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (289m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have negative impacts (2191m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (7736m)

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (10019m)
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Parkland landscape of Linton park/Boughton Monchelsea Place • Sparse development with scattered farms and small hamlets • Dominance of oak trees within pasture and as mature hedgerow trees <p>The condition assessment is Very Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1728m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	7	
Site name/address	Peacock Farm, Chart Hill Road, Chart Sutton	
Site area (ha)	0.58ha	
Approximate yield		
Proposed no. of pitches	<6 pitches	
Site description	<p>This is an existing Gypsy site is situated at the western corner, adjacent to the rear hedge boundary of a field. The site is accessed via a stone aces track which runs parallel with the north-eastern boundary of the field and then cuts diagonally across the field towards the existing mobile home. The field which lies between the mobile home and Chart Hill Road is used for the grazing of horses. The site entrance is set back from Chart Hill Road and the site boundaries at this point comprise wooden post and rail fencing. Further the south, the boundary to Chart Hill Road is a belt of trees/hedge. The land falls away gently from the road frontage towards the rear of the site.</p> <p>To the south is another Gypsy site (Little Acre) with a cluster of agricultural style buildings to the south and to the north the garden of the property Lambs Cross Farm. Also to the north and west (to the rear of the site) are agricultural fields.</p>	
Current use	Existing gypsy site	
Adjacent uses	To the south is another Gypsy site (Little Acre) and to the north the garden of the property Lambs Cross Farm. Also to the north and west (to the rear of the site) are 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>R = 2382m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 3876m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2382m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2034m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1577m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2092m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 48m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2891m from the nearest employment sites and 3611m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1843m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3893m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3601m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 5736m from an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	

Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Any additional pitches likely to be on paddock land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (2661m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (300m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (2096m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (7614m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt (9955m)

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Parkland landscape of Linton park/Boughton Monchelsea Place • Sparse development with scattered farms and small hamlets • Dominance of oak trees within pasture and as mature hedgerow trees <p>The condition assessment is Very Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1

Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
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SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1667m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	8	
Site name/address	Chart View, Chart Hill Road, Chart Sutton	
Site area (ha)	0.4ha	
Approximate yield		
Proposed no. of pitches	<4 pitches	
Site description	The site lies to the western side of Chart Hill Road. The frontage to the road is screened with a hedgerow. The site itself comprises X mobiles, hardstanding with wider grassed areas surrounding.	
Current use	Existing permanent gypsy site	
Adjacent uses	To the north and east are agricultural fields and to the south a residential property. The Rabbits Cross Farm complex and the junction of Chart Hill Road and Lower Farm Road face the 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3038m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 4492m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 3111m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 3095m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2529m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2597m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 236m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2895m from the nearest employment sites and 4023m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1125m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2875m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4697m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 6693m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches would be on existing amenity land associated with the existing site or adjacent field
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (3248m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Listed building is 41m away
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (8662m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (10297m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>Landscape impact: The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Parkland landscape of Linton park/Boughton Monchelsea Place • Sparse development with scattered farms and small hamlets • Dominance of oak trees within pasture and as mature hedgerow trees <p>The condition assessment is Very Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b	G = Flood risk zone 1

	<p>A = Flood risk zone 2 or 3a G = Flood risk zone 1</p>	
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted A = Exception test is required G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m</p>	G = 1918m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	9	
Site name/address	Chart Hill Paddock, Chart Hill Road, Chart Sutton	
Site area (ha)	1.6ha.	
Approximate yield		
Proposed no. of pitches	< 16 pitches	
Site description	This existing Gypsy site lies to the south of Chart Hill Road. The site is set back from the road, partially screened from views from the road by the gardens of the residential properties to the south.	
Current use	Existing permanent gypsy site	
Adjacent uses	Further to the south/east are agricultural fields. To the north, beyond the access road is a further residential property. Facing the site on the opposite side of Chart hill road are further 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3280m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 4742m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 3392m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 3456m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2374m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2807m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 117m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2516m from the nearest employment sites and 3654m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 785m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2502m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5041m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 7012m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches would be on existing amenity land associated with the existing site or adjacent field
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (3486m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (188m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (3037m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (9019m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (10390m)

Green Belt designation?	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigate A = Likely adverse impact d (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigate The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Parkland landscape of Linton park/Boughton Monchelsea Place • Sparse development with scattered farms and small hamlets • Dominance of oak trees within pasture and as mature hedgerow trees The condition assessment is Very Good and the sensitivity assessment is High.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Site is 20% flood zone 2 and 20% 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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	A = Exception test is required
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SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1861m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	42	
Site name/address	Mulberry Farm, East Street, Hunton	
Site area (ha)	0.33ha	
Approximate yield		
Proposed no. of pitches		
Site description	Existing Gypsy Site with hardstanding and grassed areas. The site is set back from East Street, accessed via an curving access track. Between the site and the road is a paddock area.	
Current use	Existing Gypsy site	
Adjacent uses	To the south is a residential property (Meadowside). To the rear is (former) orchards and to the north the wider grounds of the property Greenacres.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1829m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 2876m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1274m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1707m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 421m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 505m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 3988m from the nearest employment sites and 1678m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 403m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3753m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5575m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 4884m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches likely to be on adjacent field/pasture
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (3222m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (388m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (2258m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (490m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (8814m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (4316m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>The site is located within the Yalding Farmlands character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the low weald • Reservoirs and water bodies along the foot of the Greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Frequent orchards • Parkland landscape surrounding Hinton place • Historic settlement of Yalding <p>The condition assessment is Very Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the	R = Development should not be permitted	G = Development is appropriate

NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	A = Exception test is required G = Development is appropriate	
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 808m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1072m)
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)	57	
Site name/address	The Kays, Heath Road, Linton	
Site area (ha)	0.22ha	
Approximate yield		
Proposed no. of pitches	2 pitches	
Site description	Existing Gypsy site with areas of hardstanding. The site lies to the south of Heath Road. The mobile home is sited in a north-south orientation approximately half way into the depth of the site.	
Current use	Permanent gypsy site	
Adjacent uses	The site is surrounded by woodland to the south and west. To the east are residential properties which also front onto Heath Road. Facing the site on the northern side of Heath Road is the car park of Cornwallis Academy.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1438m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	<p>G = 187m from secondary school</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 935m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 931m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 131m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 921m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 95m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2751m from the nearest employment sites and 1622m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 381m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3733m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2824m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact Adjacent to B road but there are existing residential properties in same location, suggesting that effects are unlikely.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3092m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches would be on existing amenity land associated with the existing site
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (786m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (182m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (725m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6839m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (6444m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p> <p>The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern <p>The condition assessment is Very Poor and the sensitivity assessment is Very Low</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1069m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	59	
Site name/address	Plum Tree Farm, Park Road, Marden	
Site area (ha)	Existing gypsy site 0.07ha Including land to the rear – 0.14ha	
Approximate yield		
Proposed no. of pitches		
Site description	The site lies to the west of Park Road, screened from the road by a hedgerow. The site shares an access to a small complex of industrial style buildings (check) and open storage to the north west. To the rear and south of the site are areas of pasture/scrub.	
Current use	Existing Permanent Gypsy site plus	
Adjacent uses	Facing the site on the west of Park Lane, behind a substantial hedge are the complex of buildings at Mountain Farmhouse.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1692m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6495m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2003m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1363m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 858m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1513m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 18m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1717m from the nearest employment sites and 1287m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1359m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1687m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8209m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9443m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches likely to be on adjacent field/pasture
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (3480m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (79m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1238m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (1537m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (12490m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt (9329m)

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Staplehurst Low Weald of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying gently undulating landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within field where hedgerows have been lost • Large scale open field where hedgerows have been removed from intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Marden and Staplehurst <p>The condition assessment is Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
<p>SA Topic: Flood Risk</p>		

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 452m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (25m)
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = LWS is 142m away

1. Site Information	
Number (linked to GIS database)	80
Site name/address	Blue Bell Farm, George Street, Staplehurst
Site area (ha)	1.7ha
Approximate yield	
Proposed no. of pitches	Theoretical capacity for 17 pitches
Site description	Existing Gypsy site with hardstanding, paddock to the rear. The site is accessed from George Street. The site lies on the northern side of George Street. The site is situated in the south western corner of a field used as pasture.
Current use	Existing permanent gypsy site
Adjacent uses	Facing the site on the south side of George Street are playing fields (cricket/football). To the west is the Gypsy site The Paddock.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1562m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6365m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1450m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1693m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 23m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 765m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 6m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 258m from the nearest employment sites and 1561m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 615m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 598m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7294m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9019m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches would be on existing amenity land associated with the existing site or adjacent field
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (3314m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (151m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1262m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (559m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (11324m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (10642m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Staplehurst Low Weald of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying gently undulating landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within field where hedgerows have been lost • Large scale open field where hedgerows have been removed from intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Marden and Staplehurst <p>The condition assessment is Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence

Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1878m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1412m)
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)	81	
Site name/address	The Paddocks, George Street, Staplehurst	
Site area (ha)	1.4 ha	
Approximate yield		
Proposed no. of pitches	Theoretical capacity for 14 pitches	
Site description	Existing Gypsy site with hardstanding, paddock to the rear. The site is accessed from George Street. The site lies on the northern side of George Street. The site is situated in the south western corner of a field used as pasture.	
Current use	Existing permanent Gypsy site	
Adjacent uses	Facing the site on the south side of George Street are playing fields (cricket/football). To the west is the Gypsy site Bluebell Farm.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1458m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6451m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1343m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1584m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 20m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 654m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 7m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 170m from the nearest employment sites and 1452m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 468m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 450m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7328m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9085m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches would be on existing amenity land associated with the existing site or adjacent field
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (3257m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (228m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1149m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (448m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (11332m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (10767m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Staplehurst Low Weald of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying gently undulating landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within field where hedgerows have been lost • Large scale open field where hedgerows have been removed from intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Marden and Staplehurst <p>The condition assessment is Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence

Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1992m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1428m)
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)	84	
Site name/address	Kilnwood Farm, Old Ham Lane, Lenham	
Site area (ha)	0.25ha	
Approximate yield		
Proposed no. of pitches	Potential capacity for 2-3 pitches of existing hardstanding	
Site description	This existing Gypsy site lies to the east side of Old Ham Lane, to the north of HS1. The land rises up from Old Ham Lane. The site is a cleared area which falls within Kiln Wood Local Wildlife Site managed by Kent Wildlife Trust. Kilnwood itself, north of the site, is also designated as Ancient Woodland. To the south of the site, between it and HS1, is Woodside Farm. To the west of the site is a stream and beyond this pasture land. Within the site is an existing mobile home, located centrally in the site on an open grassed area, and pens previously used for the breeding of fowl and other animals. A further mobile home is sited at the eastern edge of the site, immediately abutting the woodland.	
Current use	Existing permanent gypsy site	
Adjacent uses	The site is bounded to the north and east by Kiln Wood (LWS) managed by KWT. The designation extends into the wider site itself. Kilnwood is designated as Ancient Woodland. To the south is Woodside Farm and immediately to the south of that is HS1 railway line. To the west of the site is a stream and beyond this pasture land. Within the site are pens previously used for the breeding of fowl and other animals	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1657m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 944m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1040m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1355m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 726m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 718m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 482m from the nearest employment sites and 1293m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 579m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 578m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9479m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact High Speed 1 lies to the south of the site, below the level of the site in cutting. Moderate noise issue - there are other residential properties closer than this site
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 11888m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land Additional pitches would be on existing grassed amenity land associated with the existing site or on existing areas of hardstanding
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (1401m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (99m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (190m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (1019m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (1130m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt (18660m)

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Harrietsham to Lenham Vale character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divide by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development <p>The condition assessment is Moderate and the sensitivity assessment is Very High</p> <p>The guidelines are to conserve and restore. Development may create an opportunity to restore.</p>

Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 8m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2828m)
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)	109	
Site name/address	Near Neverend Farm	
Site area (ha)	0.75ha	
Approximate yield		
Proposed no. of pitches	Theoretical capacity for up to 7 pitches	
Site description	This existing Gypsy site is located in the south western corner of an agricultural field Which itself is to the south west of the complex of agricultural/nursery buildings associated with Neverend Farm.	
Current use	Existing permanent gypsy site	
Adjacent uses	To the north west is a pond.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 3634m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5871m from secondary school
How far is the site from the nearest primary school?	R = >1200m	A = 813m from primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2430m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 394m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 314m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 264m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4570m from the nearest employment sites and 4114m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = 694m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4278m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7089m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9898m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land Additional pitches would be on existing hardstanding or amenity land associated with the existing site

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (2128m away)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (493m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (2518m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (564m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (4994m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (15751m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated

<p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>The site is located within the Ulcombe Mixed Farmlands character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Undulating landscape with wide views • Scattered orchards and mixed woodland blocks • Isolated oaks trees within pasture and mature oak hedgerows • Limited arable land • Field ponds • Liner settlements and strong local vernacular <p>The condition assessment is Very Good and the sensitivity assessment is Very High</p>
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<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low A = Moderate G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
<p>Is allocation of the site within a flood zone?</p>	<p>R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1</p>	<p>G = Flood risk zone 1</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted A = Exception test is required G = Development is appropriate</p>	<p>G = 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>R = Includes AW/ASNW A = <400m from an AW/ASNW</p>	<p>G = 421m from AW/ASNW</p>

	G = >400m	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (4384m)
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)	115
Site name/address	Roydon Farm, Pye Corner, Ulcombe
Site area (ha)	Existing Gypsy Site – 0.07ha Including land to the rear – 0.14ha
Approximate yield	
Proposed no. of pitches	
Site description	The site lies to the west of Park Road, screened from the road by a hedgerow. The site shares an access to a small complex of industrial style buildings (check) and open storage to the north west.
Current use	Existing gypsy Site
Adjacent uses	To the rear and sough of the site are areas of pasture/scrub. Facing the site on the west of Park Lane, behind a substantial hedge are the complex of buildings at Mountain Farmhouse.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3734m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = 5671m from secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 957m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2156m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 584m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 542m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4482m from the nearest employment sites and 4214m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 848m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4353m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7450m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 10250m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches likely to be on adjacent field/pasture
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (2505m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (397m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (2309m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (665m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (4902m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (16158m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>The site is located within the Ulcombe Mixed Farmlands character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Undulating landscape with wide views • Scattered orchards and mixed woodland blocks • Isolated oaks trees within pasture and mature oak hedgerows • Limited arable land • Field ponds • Liner settlements sand strong local vernacular <p>The condition assessment is Very Good and the sensitivity assessment is Very High</p> <p>The guidelines for this area are CONSERVE</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p>	G = Development is appropriate

NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	G = Development is appropriate	
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 370m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (4451m)
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)	125
Site name/address	Emmett Hill Nursery, Emmet Hill Lane, Yalding
Site area (ha)	Existing site - 0.3ha Including paddock to the rear – 0.65ha
Approximate yield	
Proposed no. of pitches	Potential capacity for 6 pitches
Site description	To the south west and south east the site borders onto agricultural land and pasture. To the north west the site front onto Emmett hill road and beyond that lies further agricultural fields.
Current use	Existing Permanent Gypsy site
Adjacent uses	The north east boundary abuts the extensive gardens of the property Little Benover Cottage/Barn

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1433m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6154m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1281m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1509m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 1115m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1110m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 132m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1661m from the nearest employment sites and 4852m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 423m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2120m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8181m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 7003m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land Additional pitches likely to be on existing hard standing within the site
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (948m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (100m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1249m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (909m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (11505m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (2045m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Laddingford Low Weald character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Landscape forms part of the wider Low Weald landscape • Low lying landform • Intricate network of ditches, ponds and reservoirs • Small and mostly broadleaf woodland blocks • Orchards, hops and pasture surround settlements • More expansive arable land within surrounding landscape • Much linear settlement with clusters of development at road junctions <p>The condition assessment is Moderate and the sensitivity assessment is Moderate</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1

Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
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SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1787m from woodland.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (774m)
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)	167	
Site name/address	Cobnut Tree Place (plot 1), Church Hill, Boughton	
Site area (ha)	0.05ha	
Approximate yield		
Proposed no. of pitches		
Site description	The site lies to the west of Church Hill and is located between existing Gypsy sites to the north and south. The site is set back from the road.	
Current use	Existing permanent Gypsy site	
Adjacent uses	Between the site and the road is a mown, grassed area (check). To the rear is an area of paddocks and scrub. Facing the site on the eastern side of Church Hill is a substantial area of woodland.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 2271m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 1071m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 61m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 455m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 197m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 113m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1880m from the nearest employment sites and 2145m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 204m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4454m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2306m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3122m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches likely to be on adjacent field/pasture
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (747m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (237m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (535m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6787m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (7322m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern The condition assessment is Very Poor and the sensitivity assessment is Very Low
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 115m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2591m)
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)	168
Site name/address	Greenacre (plot 5), Church Hill, Boughton Monchelsea
Site area (ha)	Existing site 0.08ha Pasture to the rear 0.25ha. theoretical potential for up to 3 additional pitches
Approximate yield	
Proposed no. of pitches	Theoretical potential for up to 3 additional pitches
Site description	The site lies to the west of Church Hill, the southernmost of a series of 3Gypsy sites. The existing site comprises 1 mobile home and associated hardstanding is screened from Church Hill by a hedgerow.
Current use	Existing permanent Gypsy site
Adjacent uses	To the rear (west) of the site is a paddock and beyond that woodland. To the south and further beyond is the property The Vicarage and Cherry Tree Park mobile home park

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2382m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>G = 1187m from secondary school</p>

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 208m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 609m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 368m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 261m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 11m to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1917m from the nearest employment sites and 2212m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 352m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4615m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2387m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3276m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land Additional pitches likely to be on existing hard standing within the site
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (916m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (385m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (668m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6888m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (7445m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern The condition assessment is Very Poor and the sensitivity assessment is Very Low
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 13m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2454m)
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)	168
Site name/address	Greenacre (plot 5), Church Hill, Boughton Monchelsea
Site area (ha)	Existing site 0.08ha Pasture to the rear 0.25ha. theoretical potential for up to 3 additional pitches
Approximate yield	
Proposed no. of pitches	Theoretical potential for up to 3 additional pitches
Site description	The site lies to the west of Church Hill, the southernmost of a series of Gypsy sites. The existing site comprises mobile homes and associated hardstanding is screened from Church Hill by a hedgerow.
Current use	Existing permanent Gypsy site
Adjacent uses	To the rear (west) of the site is a paddock and beyond that woodland.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2382m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>G = 1187m from secondary school</p>

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 208m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 609m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 368m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 261m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 11m to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1917m from the nearest employment sites and 2212m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

Will allocation of the site result in employment-generating development in or close to deprived areas?	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p>G = Within or close to the 40% most deprived Super Output Areas within the country.</p>	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p><i>This score is not relevant for gypsy and traveller site options and is thus excluded from the summary tables in the SA Report.</i></p>
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	G = 352m away
How far is the site from the nearest train station?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = 4615m from train station
How far is the site from the nearest cycle route?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = 2387m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	G = Unlikely adverse impact
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	G = 3276m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (916m away)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (385m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (668m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	(6888m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt (7445m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern The condition assessment is Very Poor and the sensitivity assessment is Very Low
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1

Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
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SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 13m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2454m)
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)	170
Site name/address	Four Oakes (plot 2), Church Hill, Boughton Monchelsea
Site area (ha)	0.06ha
Approximate yield	
Proposed no. of pitches	Pasture adjacent to the existing site to the south (0.05ha). Theoretical potential for up to 1 additional pitch.
Site description	The site comprises an existing area of hardstanding and mobile homes. The site is screened from Church Hill to the west by a hedgerow. To the immediate south of the site and wrapping round the site to the rear is an paddock. The site is screened from the site to the north (another Gypsy site) by a tree screen (SV) .
Current use	Existing permanent gypsy site
Adjacent uses	To the immediate south of the site and wrapping round the site to the rear is an paddock. The site is screened from the site to the north (another Gypsy site) by a tree screen (SV) .

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2287m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	<p>G = 1087m from secondary school</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 97m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 494m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 237m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 150m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1885m from the nearest employment sites and 2154m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 241m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4486m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2320m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3161m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches likely to be on adjacent field/pasture
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (787m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (273m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (572m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6816m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (7342m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p> <p>The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern <p>The condition assessment is Very Poor and the sensitivity assessment is Very Low</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 117m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2556m)
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)	170
Site name/address	Four Oakes (plot 2), Church Hill, Boughton Monchelsea
Site area (ha)	0.06ha
Approximate yield	
Proposed no. of pitches	Pasture adjacent to the existing site to the south (0.05ha). Theoretical potential for up to 1 additional pitch.
Site description	The site comprises an existing area of hardstanding and mobile homes. The site is screened from Church Hill to the west by a hedgerow. To the immediate south of the site and wrapping round the site to the rear is an paddock. The site is screened from the site to the north (another Gypsy site) by a tree screen (SV) .
Current use	Existing permanent gypsy site
Adjacent uses	To the immediate south of the site and wrapping round the site to the rear is an paddock. The site is screened from the site to the north (another Gypsy site) by a tree screen (SV) .

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2287m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	<p>G = 1087m from secondary school</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 97m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 494m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 237m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 150m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1885m from the nearest employment sites and 2154m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

Will allocation of the site result in employment-generating development in or close to deprived areas?	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p>G = Within or close to the 40% most deprived Super Output Areas within the country.</p>	<p>A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p><i>This score is not relevant for gypsy and traveller site options and is thus excluded from the summary tables in the SA Report.</i></p>
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	G = 241m away
How far is the site from the nearest train station?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = 4486m from train station
How far is the site from the nearest cycle route?	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	R = 2320m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	G = Unlikely adverse impact
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	G = 3161m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (787m away)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (273m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (572m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	(6816m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt (7342m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern The condition assessment is Very Poor and the sensitivity assessment is Very Low
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1

Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
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SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 117m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2556m)
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)	173	
Site name/address	Granada, Lenham Road, Headcorn	
Site area (ha)	0.17ha	
Approximate yield		
Proposed no. of pitches	Potential capacity for 2 pitches	
Site description	Site lies to the rear of the existing Gypsy sites Lorne Greeacre and Granada.	
Current use	Existing permanent gypsy site	
Adjacent uses	To the immediate west is a paddock area and beyond that, and to the south and east of the site are 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 638m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 8550m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>R = 1330m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1438m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 222m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1065m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 222m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 6057m from the nearest employment sites and 1273m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	R = 1006m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1281m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9020m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 11793m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (2166m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (634m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1219m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (413m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (8106m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (16677m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

<p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>The site is located within the Headcorn Pastureland character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Spase development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low A = Moderate G = High</p>	
<p>SA Topic: Flood Risk</p>		
<p>Appraisal Question</p>	<p>Criteria</p>	<p>Answer/Evidence</p>
<p>Is allocation of the site within a flood zone?</p>	<p>R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1</p>	<p>G = Flood risk zone 1</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted A = Exception test is required G = Development is appropriate</p>	<p>G = Development is appropriate</p>

SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 2481m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1585m)
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)	173	
Site name/address	Granada, Lenham Road, Headcorn	
Site area (ha)	0.17ha	
Approximate yield		
Proposed no. of pitches	Potential capacity for 2 pitches	
Site description	Site lies to the rear of the existing Gypsy sites Lorne Greeacre and Granada.	
Current use	Existing permanent gypsy site	
Adjacent uses	To the immediate west is a paddock area and beyond that, and to the south and east of the site are 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 638m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 8550m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>R = 1330m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1438m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 222m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1065m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 222m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 6057m from the nearest employment sites and 1273m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <i>This score is not relevant for gypsy and traveller site options and is thus excluded from the summary tables in the SA Report.</i>

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1006m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1281m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9020m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 11793m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land Additional pitches likely to be on existing hard standing within the site
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (2166m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (634m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1219m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (413m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (8106m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (16677m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Headcorn Pastureland character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is Good and the sensitivity assessment is High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b	G = Flood risk zone 1

	A = Flood risk zone 2 or 3a G = Flood risk zone 1	
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 2481m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1585m)
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)	186	
Site name/address	Orchard Farm Nursery Plot 1, Chartway Street	
Site area (ha)	0.23ha	
Approximate yield		
Proposed no. of pitches	Potential capacity for up to 2 pitches	
Site description	This is an existing Gypsy site located to the north of Chartway Street. A mobile home is sited centrally within the site, facing Chartway Street. To the front of the site, between the mobile home and the road, is an area of grassed amenity land. The site is accessed off Chartway Street through double metal gates. This access also serves another Gypsy site located to the north west of this site and premises for nursery/farm produce sales business. Along the rear (northern) boundary of the site is a belt of landscaping and trees. A screen of trees runs long the site frontage	
Current use	Existing permanent Gypsy site	
Adjacent uses	To the rear and north west of the site lies another Gypsy site 'land rear of Orchard Farm Nursery' (ref 0184) which has permanent, non personal permission for 2 mobiles and 2 tourers. Immediately adjacent to the east is Orchard Drive (0164) which has permanent permission for 1 mobile and 1 tourer (personal condition). To the west is Orchard Farm Nursery itself.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2062m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6497m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1146m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1027m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 1167m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 694m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4072m from the nearest employment sites and 4652m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 809m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4455m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4361m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 7109m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land Additional pitches would be on amenity land within the existing site
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM (933m away)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (191m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1756m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (520m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (4020m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (13384m)

	openness G = Not within or adjacent to the Green Belt	
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>The site is located within the Kingswood Plateau character area in the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> • Extensive tracts of mixed and sweet chestnut coppice woodland • Plateau of the Greensand Ridge and dip slope to the east • Deep loam to clay soils with extensive deposits of head • Strong sense of enclosure • Extensive recent development. <p>The condition assessment is Good and the sensitivity assessment is Moderate</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate

SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	R = Includes AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (5181m)
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)	GT-1
Site name/address	Congelow Farm, Benover Road, Yalding
Site area (ha)	1.2 ha
Approximate yield	
Proposed no. of pitches	20/30
Site description	The site is a large grass field sited on the eastern side of Benover Road approximately 40m south of Yalding. The north boundary is marked by a post and wire fence with some sporadic trees/hedging and beyond are open fields. No. 4 Benover Road is around 75m to the north and 'Maple Bank' is around 50m to the northwest. The east boundary is marked by post and wire fencing with open grass fields beyond and the River Beult is around 120m to the northeast designated as a SSSI. To the south of the site is Congelow Farm which has a group of large agricultural buildings. Congelow Cottages (GII listed) are 60m to the southwest. The west boundary with Benover Road is marked by a 1m deciduous hedge. Opposite the site is the dwelling 'Congelow House' around 40m away.
Current use	Grazing land
Adjacent uses	

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 400m – 800m
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = >3900m
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	A = 800-1200m

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = <400m
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = <1.2km
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = <300m
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = <1600m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 170m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m	R = >800m

	G = <400m	
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = >800m
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts Historic parks and gardens assessment recommended to clarify the significance of Congelow House gardens.

Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>Near to Congelow Cottages (GII listed). Conservation officer advises that use of this site for gypsy and traveller pitches is likely to have an adverse effect on the setting of this group of listed buildings.</p> <p>The site also lies directly opposite Congelow House, a fine mid 19th Century house which should be considered as a non-designated heritage asset. Impact on the setting of this property would be especially severe.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely</p>
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	<p>G = Not within or adjacent to the Green Belt</p>
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale,</p>	<p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Moderate</i>. The Guidelines for this area are to Conserve and Improve.</p> <p>The site provides view of the wider country</p>

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	side and any development at the site would harm the character and appearance of the area. A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Flood risk 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.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	A = Exception test is required
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >400m
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified (SSSI 120m away)
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)	GT3-50	
Site name/address	Land Kingswood Farm, Harrietsham	
Site area (ha)	3.2ha	
Approximate yield	N/A	
Proposed no. of pitches	Unknown	
Site description	The site plan originally submitted indicates agricultural fields to the north of Kingswood Farm. The access to the site is served by a small track and the site is surrounded by some planting. To the east and north of the site lie fields while to the east lie Birch Wood. The area is rural in character.	
Current use	Residential and commercial	
Adjacent uses	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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 3,660m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 5,459m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>A = 1,189m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,837m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 857m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 826m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4483m from the nearest employment sites and 4180m from local service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1090m away

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4292m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7740m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 10,536m of an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
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Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (2606m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (206m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building. (2,107m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (388m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (4896m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (16459m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>Small scale field pattern</p> <ul style="list-style-type: none"> • Shelterbelts and tall hedgerows

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<ul style="list-style-type: none"> • Small farms and cottages throughout the area • Recent residential area at Langley Heath • Narrow roads • Condition Assessment Good • Sensitivity Assessment Moderate
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 0m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (4535m)
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 (875m LWS) (8549m LNR)

1. Site Information		
Number (linked to GIS database)	GT3-51	
Site name/address	Five Acres, Tilden Lane, Marden, Kent	
Site area (ha)	2.06ha	
Approximate yield	N/A	
Proposed no. of pitches	Unknwon	
Site description	The site is a large field with access onto Tilden Lane. The site has significant levels of fencing at the front and side boundaries while a line of large trees runs along the rear boundary. A small breaker's yard is situated on the south eastern boundary while two storey semi-detached dwellings lie further away from the site to the west.	
Current use	Agricultural land	
Adjacent uses	Agricultural land with some small buildings	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1,843m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 4,532m from secondary school
How far is the site from the nearest primary school?	R = >1200m	R = 1,946m from primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,915m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 657m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2,026m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1264m from the nearest employment sites and 1840m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	R = 1395m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1697m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7,041m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 7,610m from AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (5283m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (493m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building. (1708m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (526m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (11353m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (6802m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated.</p> <ul style="list-style-type: none"> • Low lying gently undulating clay landscape of

<p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>the Low Weald</p> <ul style="list-style-type: none"> • Small fields with orchards, • pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden <p>Condition Assessment Good Sensitivity Assessment High</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low A = Moderate G = High</p>	<p>The 2014 Landscape Character Assessment does not include a detailed assessment of this site.</p>

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
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Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,083m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1,506m)
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 (2,333m – LWS) (5,178m – LNR)

1. Site Information		
Number (linked to GIS database)	GT3-J2	
Site name/address	Blossom Lodge Stocket Lane, Coxheath	
Site area (ha)	Unknown	
Approximate yield	N/A	
Proposed no. of pitches	TBC (Currently 5)	
Site description	<p>The site is located on the south eastern side of Stockett Lane. Land levels rise in a northerly direction at the front of the site. There is an existing Gypsy/Traveller site on the land with approximately five pitches.</p> <p>The site is generally open with development at the north end. The boundary of the site with the Stockett Lane (west of the site) is marked by tall dense hedging which provides good screening. There is a gap in the hedgerow where the access for the site is located, which afford views into the site.</p> <p>There are a number of existing Gypsy pitches located to the north and south of the site and stables are sited to the west. To the north of the site lies a cherry orchard and open fields are sited to the west, south west and east. Another orchard lies to the south of the site. The north east corner of the site is fairly exposed views over the site adjacent to a sewage works. This area appears to be used for grazing.</p>	
Current use	Gypsy and Traveller site	
Adjacent uses	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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 832m from medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1,282m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 832m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 947m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,284m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 533m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 15m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1,853m from the nearest employment sites and 898m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 568m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,937m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2,709m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1469m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (417m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building. (454m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (678m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6049m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (4855m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated Farleigh Greensand Fruit Belt -good condition/high sensitivity – Conserve Loose Greensand orchards & pasture sub area. Good condition/moderate sensitivity – conserve & reinforce
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 136m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage (3,286m)

Special Scientific Interest (SSSI)?	Ecologist G = No likely impacts identified at this stage	
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2,333m - LWS) (5,178m – LNR).

1. Site Information		
Number (linked to GIS database)	HO3-208	
Site name/address	Land adjacent Charlesford Avenue, Kingswood	
Site area (ha)	1.5ha	
Approximate yield	N/A	
Proposed no. of pitches	Unknown	
Site description	The site has previously been assessed as unsuitable for bricks and mortar housing as it is subject to the following constraints: Ancient Woodland, Tree Preservation Orders and Designated Local Wildlife Site. The site is also constrained its designation as a safeguarded Area of Archaeological Importance The land is subject of an Article 4 direction preventing the erection of fencing and enclosures along the boundary. Therefore boundaries between plots would have to be provided by planting and soft landscaping.	
Current use	Agricultural land	
Adjacent uses	Agricultural land except settlement to the west	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3,295m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 4,989m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 318m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 481m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 168m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 217m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2,540m from the nearest employment sites and 5,461m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 118m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,849m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5,427m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 8,011m from AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (2076m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (947m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building. (1215m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (2588m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (14581m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated Development of the site would harm the ancient woodland, local wildlife and protected trees and it is clear from the site visit that there are no to mitigation measures that can be undertaken bring this site forward for development.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 0m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage (3,964m)

	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 (8,029m)

1. Site Information		
Number (linked to GIS database)	H03-210	
Site name/address	Butlers Farm, Horseshoes Lane, Langley	
Site area (ha)	9ha	
Approximate yield	N/A	
Proposed no. of pitches	Unknown, potentially 50, but likely to be smaller	
Site description	The site has previously been assessed as unsuitable for bricks and mortar housing on the grounds that it constitute an extension to the existing settlement, lack of local facilities and potential loss of Doctor's surgery. A site inspection was made on 7 th November 2014 to assess the site's potential for a Gypsy/Traveller site. It was noted during the site visit that the site is particularly large with Butlers Farm close to the front boundary with Horseshoes Lane. The rear of the site is largely hidden from view by the existing residential building and significant planting.	
Current use	Agricultural land	
Adjacent uses	Agricultural land with farm buildings	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 0m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 3,982m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,589m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,991m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 992m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 84m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1552m from the nearest employment sites and 2,204m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 182m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3591m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,920m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 4,449m from AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land although mainly greenfield
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1144m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (27m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact.	G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact. (611m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (1035m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (3292m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (11094m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated Large scale site. A smaller scale site on part of the site could be acceptable, located to the rear of the site as long as sufficient screening was introduced.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 384m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2482m)

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 (375m LWS) (4842m LNR)
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1. Site Information		
Number (linked to GIS database)	HO3-218	
Site name/address	Eaglesham, Marley Road, Harrietsham	
Site area (ha)	1.2ha	
Approximate yield	N/A	
Proposed no. of pitches	3-4	
Site description	The site has been rejected for bricks and mortar housing on the grounds of its location in relation to the settlement and impact on the Kent Downs AONB. The site is in residential use. The site is also surrounded by residential properties.	
Current use	Residential	
Adjacent uses	Residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 941m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1,263m from secondary school
How far is the site from the nearest primary school?	R = >1200m	R = 1,573m from primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,473m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 758m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 830m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 147m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 3m from the nearest employment sites and 1,670m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 354m away

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,421m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9,062m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 11,396m from AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
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Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1698m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (401m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact. (1102m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (556m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. (4m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (18,357m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 22m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2,952m)
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 (1,219 – LWS) (10,660 – LNR)

1. Site Information		
Number (linked to GIS database)	Possible Site 33	
Site name/address	Land north of Haste Hill Road, Boughton Monchelsea	
Site area (ha)	0.54ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Part of a larger arable field which extends to the north. Generally level with low deciduous hedge along frontage and part of west and east sides. Hedge increases in height towards north-west corner. It has no physical diversion from the larger field to the north.	
Current use	Site is part of a larger arable field in active use	
Adjacent uses	There are dwellings to the east (the gardens of three houses abut the site) and the houses are within 8m. To the south is Haste Hill Road and numerous houses on its south side around 20m from the site. Immediately west is an access to 1 & 2 Campfield Cottages (10m from north-west corner of site) and Campfield Farm where there are scout group headquarters around 80m to the north. Public footpath KM69 runs along this access from Haste Hill Road to the north edge of the site then heads west. There is a gated access from the field onto this access.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1,910m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>G = 825m from secondary school</p>

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 596m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 287m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 370m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 524m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 94m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2053m from the nearest employment sites and 1,936m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 452m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3819m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2049m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (62m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.(189m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (155m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6203m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (6868m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <i>Prominent and very exposed site from Haste Hill Road and the public footpath although relatively localised impact and adjoins existing development. Existing hedges are low in height and no other landscaping at present.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 860m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (3155m)

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 (969m LWS) (3803m from LNR)
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1. Site Information	
Number (linked to GIS database)	Possible Site 34
Site name/address	Land south of The Old Barn House, Boughton Monchelsea
Site area (ha)	0.64ha
Approximate yield	N/A
Proposed no. of pitches	
Site description	Grass field with gated access in the west corner which comes off a private single track lane which also serves the dwelling 'The Old BarnHouse' to the north. This land adjoins Beresfords Hill, which is within 5m of the access to the site. There is a lean-to building in the south-east corner, which is well hidden. The site has a slight and gradual drop from south to north by approximately 1-2m.
Current use	Grass field not in any obvious use for grazing or farming etc
Adjacent uses	To the east of the site is undeveloped land which appears to be associated with 'West Lyewood House'. To the southwest are the dwellings and rear gardens of 'Forge Cottage' and 'Forge House' and the edge of 'The Green' Conservation Area. To the west is the private land and to the north is the dwelling 'The Old Barn House' and its garden. The boundaries of the field are formed by close boarded fencing and conifers along the north side, hedging and trees on the east side. Hedging and trees and a stone wall on the south side and a low ragstone wall and stock proof fencing on the west side.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1638m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 1179m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 551m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 178m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 431m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 463m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 125m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1661m from the nearest employment sites and 1745m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 407m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4088m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1741m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (172m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.(53m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (0m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6088m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (7,197m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Site visible from public footpath immediately to the west and some albeit limited views from Beresford Hill to the west and northwest. Largely screened by existing buildings to the south although some potential views from Green Lane around 75m to the south-east. No medium to long range views and so relatively low landscape impact.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 795m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage (3247m)

Special Scientific Interest (SSSI)?	Ecologist G = No likely impacts identified at this stage	
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1214m LWS) (3954m from LNR)

1. Site Information		
Number (linked to GIS database)	Possible Site 35	
Site name/address	Land north of Green Lane, east of Laburnam Cottage	
Site area (ha)	0.65ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Generally level and open grazing land on the north side of Green Lane with some old orchard trees. Site is split by vehicular access to the dwelling 'Lyewood' which is 55m to the north. Low (1m high) ragstone wall along the road frontage.	
Current use	Grass field used for grazing	
Adjacent uses	Public footpath KM104A immediately to the east heading north and running along the east boundary. The Green Conservation Area abuts the west edge of the site as does the curtilage of 'Laburnam Cottage' a Grade II listed dwelling. Houses on the opposite side of Green Lane around 20m from the front of the site. White Cottage (28m), Lewis Court (20m) and Tudor Cottage (16m) (All at grade II listed) are to the south and south-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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1704m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	<p>G = 1191m from secondary school</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 471m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 104m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 352m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 383m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 151m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1582m from the nearest employment sites and 1716m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 330m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4179m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1773m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 2551m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (273m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (1m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (0m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6212m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (7,267m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <i>Highly prominent from Green Lane as there is only a low ragstone wall and would erode open space on edge of Conservation Area. Development would have a significant impact upon the locality.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 697m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (3167m)

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 (1283m LWS) (4062m from LNR)
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1. Site Information		
Number (linked to GIS database)	Possible Site 36	
Site name/address	Land north of Green Lane, South of Lyewood, Boughton Monchelsea	
Site area (ha)	0.5ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Part of a larger grassed paddock which had football goals on at the time of site visit. The land is level on the east side end but drops away to the northwest. There is a 1m hedge along the frontage with Green Lane. Access drive to the dwelling 'Lyewood Farm' runs along the east boundary as does footpath KM106 with grazing land beyond. The east boundary is marked by a post and rail fence.	
Current use	Mown paddock	
Adjacent uses	The east boundary is marked by a post and rail fence. To the north is the remaining part of the paddock and 'Lyewood Farm Oast' (60m). The west boundary is marked by a tree/ hedge line and footpath KM104A with grazing land beyond. The dwelling 'Tudor Cottage' (grade II listed) (7m) and 'Cleaves' are opposite (20m) to the south.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1656m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 1332m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 477m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 228m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 424m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 391m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 159m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1484m from the nearest employment sites and 1626m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 344m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4329m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1706m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (393m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (6m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (154m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6201m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (7,431m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <i>Site prominent and exposed to Green Lane and would have a significant impact upon the locality.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 27m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (3161m)

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 (1254m LWS) (4141m from LNR)
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1. Site Information		
Number (linked to GIS database)	Possible Site 43	
Site name/address	Land north of Heath Road, opposite Parsonage Farm, Boughton Monchelsea	
Site area (ha)	0.5ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Part of a level arable field with access onto Heath Road. There is an area of hard standing in the centre and a substation in the south-west corner. There is a 1.5m hedge along the south boundary with Heath Road. West boundary marked by 3m hedge line with wooded area beyond. East boundary is a 2m hedge with the garden of the dwelling 'Tanglewood'. Arable field to the north and houses around 65m to northwest.	
Current use	Arable field	
Adjacent uses	Wooded area to the west, garden of the dwelling 'Tanglewood' to the east. Arable field to the north and houses 65m to the northwest.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1920m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>G = 1559m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>G = 426m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 582m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 578m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 402m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1384m from the nearest employment sites and 1696m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 149m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4772m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1864m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact Potential noise from Heath Road considered unlikely to have an effect.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3046m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (878m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (192m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (182m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6381m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (7,773m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><i>Site prominent from the busy Heath Road and glimpses</i></p>

*Based upon 2012 Landscape Character Assessment and officer comments	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	from Gandys Lane. Room to provide increased landscaping but still relatively intrusive.
Capacity of the Landscape to accommodate change *Based upon Landscape Character Assessment 2014	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 294m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (2783m)
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 (840m LWS) (4580m from LNR)

1. Site Information		
Number (linked to GIS database)	Possible Site 46	
Site name/address	Land north of Parsonage Farm	
Site area (ha)	0.54ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Level Southern tip – hard surfaced Remainder – paddock and stables, and another large agricultural building Post and wire fence along NW and SW boundary (NW boundary also hedge), 1m close boarded fence along NE boundary	
Current use	Southern tip – overflow car parking for PO, farm shop Remainder – agricultural (unauthorised change of use to keeping of horses)	
Adjacent uses	Residential to N, S and E of site (adjacent); agricultural to NW	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 7,736m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 8,863m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 4,318m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 6993m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 133m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 138m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 133m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2789m from the nearest employment sites and 6820m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 144m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3767m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6921m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9266m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (564m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (43m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (4786m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (455m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. (0m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (16647m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Benefits from some screening on N, NE, E, SW sides from existing buildings but open to NW and within AONB</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 667m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (1468m)

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 (667m LWS) (1463m from LNR)
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1. Site Information		
Number (linked to GIS database)	Possible Site 47	
Site name/address	Land north of Church Lane at junction with South Street Road	
Site area (ha)	0.42ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Very gentle slope to NW (Church Lane) Grazed (?) grass, some fruit trees in NE and SE Post and rail fence along NW and SW boundaries; no means of enclosure to NE and SE boundaries Located to NE of highway junction	
Current use	Agricultural (corner of orchard)	
Adjacent uses	Residential to the NW and SW (on opposite side of highway and 60m to N (separated by agricultural); agricultural to NE, SW and SE	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	N/A
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 9251m from secondary school
How far is the site from the nearest primary school?	R = >1200m	R = 4607m from primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 7278m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 78m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 151m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3179m from the nearest employment sites and R = 7192m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 172m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3409m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7307m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9656m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (389m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.(28m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (5109m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (291m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. (0m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (17,036)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><i>Very open and visible from public highways but</i></p>

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>landscaping possible</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 721m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	Possible Site 48	
Site name/address	Land south of Church Lane at junction with South Street Road	
Site area (ha)	0.2ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Very gentle slope to NW (Church Lane) Arable field Post and rail fence along NE boundary; no means of enclosure to SW and SE boundaries; variable along NW boundaries Located to SW of public highway	
Current use	Agriculture (arable)	
Adjacent uses	Residential to NW (adjoining); agricultural to NE, SW and SE	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 8027m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 9173m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>R = 4575m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 7217m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 68m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 95m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 10m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3103m from the nearest employment sites and R = 7112m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 93m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3501m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7227m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 9581m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (401m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (31m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (5040m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (304m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. (0m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (16,963m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><i>Very open and visible from public highway but</i></p>

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>landscaping possible</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 791m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	Possible Site 65	
Site name/address	Land at Dean Street, Coxheath	
Site area (ha)	1.54ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Site comprises a quite densely wooded area containing a mixture of mature and semi-mature trees and shrubs. The site is quite level. A hedge boundary fronts onto the eastern side of Dean Street and the site extends to the rear of two residential properties which themselves front onto Dean Street (Barmleys and Ullesthorpe) and abuts Albert Drive to the north and one of the properties on Albert Drive. The boundary here is a wooded close boarded fence.	
Current use	Deciduous woodland	
Adjacent uses	To the east of the site is adjacent to the residential property Yelton. To the south a further belt of woodland lies between the site and Heath Road. There is an electricity substation immediately beyond the south western corner of the site, fronting onto Dean Street.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 732m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 2,192m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 732m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 722m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,732m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 98m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 56m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2,761m from the nearest employment sites and G = 671m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 0m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,005m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3,990m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3,149m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1,918m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (509m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (1,600m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future (403m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (7,003m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (3,907)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <i>Immediately impact on the character of the locality through tree clearance to develop the site and establish an access into it. Wider views of the site from public vantage points are very limited.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 59m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information		
Number (linked to GIS database)	Possible Site 66	
Site name/address	Land at Hurst Road, near Bredhurst	
Site area (ha)	3.06ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Level Hurst House – buildings and hard surfacing Remainder – thickly wooded No apparent means of enclosure to woodland; informal footpaths throughout	
Current use	Hurst House and associated land – residential and builders yard Remainder – woodland (previously coppiced)	
Adjacent uses	Agricultural to NE, church adjacent to S corner, residential to NW and W, agricultural to SW and SE	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 6,116m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6,857m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 139m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 5,554m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 3,847m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 89m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,096m from the nearest employment sites and R = 5,519m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 87m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 6,013m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5,436m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 6,721m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (2,232m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (15m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (3,758m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts (0m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (13,705m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Very open and visible from public highway and PRoWs but existing landscaping provides screening</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 307m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information		
Number (linked to GIS database)	Possible Site 66	
Site name/address	Land at Hurst Road, near Bredhurst	
Site area (ha)	3.06ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Level Hurst House – buildings and hard surfacing Remainder – thickly wooded No apparent means of enclosure to woodland; informal footpaths throughout	
Current use	Hurst House and associated land – residential and builders yard Remainder – woodland (previously coppiced)	
Adjacent uses	Agricultural to NE, church adjacent to S corner, residential to NW and W, agricultural to SW and SE	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 6,116m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6,857m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 139m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 5,554m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 3,847m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 89m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,096m from the nearest employment sites and R = 5,519m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 87m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 6,013m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5,436m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 6,721m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (2,232m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (15m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (3,758m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts (0m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (13,705m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Very open and visible from public highway and PRoWs but existing landscaping provides screening</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 307m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information		
Number (linked to GIS database)	Possible Site 68	
Site name/address	Land off Dean Street, north of Coxheath	
Site area (ha)	5.32ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	This is an undulating site. Overall the land rises from the track to Homelands Farm (served from Workhorse Lane) to higher points of the site in the SE. The site boundaries are a mix of tree belts and garden hedgerows.	
Current use	Part managed woodland, part fields, part areas of scrub with buildings of Homelands Farm in the centre of the site.	
Adjacent uses	To the north and east are the rear of a number of residential properties which are served from Workhorse Lane. To the SE and S the site adjoins further agricultural fields. The western part of the site projects as a 'finger' of land. This part of the site abuts the rear gardens of 6 residential properties which front onto Dean Street. Overall the site is of mixed rural character.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 614m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 1,868m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 614m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 687m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2,084m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 212m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 50m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,172m from the nearest employment sites and G = 631m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 76m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,696m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3,372m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 2,819m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1,596m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (77m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1,041m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.(830m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6,423m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (4,084m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>From the rising grounds of the PRow which crosses the site N/S the properties off Workhorse Lane can be seen which adjoin the site to the north and rear of the properties served off the track served from Workhorse Land (Bumbles Cottage etc) as well as The Horseshoes PH on the NW side of Dean Street. To this extent this site sits in somewhat of a 'bowl' with views in/ out of the site. There are glimpsed views of the western part of the site (which appears to be used for horse grazing) from Pleasant Valley Lane to the south.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural	R = Includes AW/ASNW	A = 237m from AW/ASNW

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

1. Site Information		
Number (linked to GIS database)	Possible Site 74	
Site name/address	Monchelsea Farm, Boughton Monchelsea	
Site area (ha)	0.7ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Former farm complex now commercial complex	
Current use	Commerical/Industrial	
Adjacent uses	Residential adjacent to east, residential and garage to west. Orchards 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>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1,718m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 2,031m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	A = 898m from primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 997m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 1,047m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 876m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 200m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 958m from the nearest employment sites and G = 1372m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 213m away

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4982m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1513m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact Garage nearby, but buffered by fields.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3,108m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
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Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1,184m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (42m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (40m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6,031m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (8,222m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p>	<p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p> <p><i>Limited as PDL although views from Heath Road</i></p>

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 202m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	Possible Site 78	
Site name/address	Manor Farm, Sutton Valence	
Site area (ha)	6.06ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	The site consists of farm with associated agricultural and industrial buildings to the east of the site, and a large green field to the west. The farm is only partly operational for some industrial use. The field forms the top of a hill and slopes gently down to the south. Telegraph poles/wires cross the site from north west to south east.	
Current use	Farm and associated agricultural/industrial buildings to the east, open green fields to the west.	
Adjacent uses	There is residential development to the south of the site, and a Grade II listed church to the south east. The boundaries of the site are unclear as there is a lack of hedges.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 124m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 5,115m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 124m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 330m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 216m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 428m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2,674m from the nearest employment sites and R = 3,401m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 0m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5,331m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3,206m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact from Plough Wents Road
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 5972m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (423m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.(0m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (0m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6,033m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (11,482m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Prominent site and visible from residential areas both north and south of the site. Lack of current landscaping/hedges which would need to be secured to provide adequate screening</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,120m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information		
Number (linked to GIS database)	Possible Site 81	
Site name/address	Land adjacent to The Nook, Yalding	
Site area (ha)	0.22ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Strip of land which is mainly wooded/overgrown but part at the east end is more domesticated (mown grass) land associated with the dwelling Hill Farm Oast around 100m to the north. Land slopes down to the south. Bounded by a private car park to the west and cul-de-sac (The Nook) and parking areas to the south with houses just beyond.	
Current use	Greenfield	
Adjacent uses	Yalding Hill the east where there is existing vehicular access. Land associated with Hill Farm Oast to the north which rises steeply. Part of site bounds residential properties and is close to other houses.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 772m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 5,723m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 418m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 598m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 685m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 550m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 9m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1178m from the nearest employment sites and R = 4,177m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 284m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1466m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6569m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact although site is close to existing residential and roads.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 5271m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (652)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (55m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (232m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (155m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (9,802m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (1,222m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Would be highly visible from The Nook and narrowness of site would limit potential for landscaping to soften the site. Good screening from Yalding Hill to the north by established roadside hedging but views possible near access and to south.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,007m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage

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

1. Site Information		
Number (linked to GIS database)	Possible Site 84	
Site name/address	Land adj Gallants Lane, near Coxheath	
Site area (ha)	0.53ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	The site is situated within a small hamlet of residential properties along Gallants Lane. Flat field used for the grazing of horses. To the north is a residential property/grounds of 1 Fir Cottage (one of a pair semi-detached properties). To the south is an attractive complex of stone built farm buildings which are residentially occupied - Hospital Barn, and Hospital Barn Farmhouse and further to the west Hospital Barn Farm. The western extent of the field within which the site sits is also marked by a hedge.	
Current use	Field used for the grazing off horses	
Adjacent uses	The site fronts onto Gallants Lane. There is an attractive stone retaining wall fronting the lane with a hedge above. The western extent of the site is not defined by any permanent feature on the ground. Boundaries to the north and south are defined with hedges.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1,500m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2,944m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1,040m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,488m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1277m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 216m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 205m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2855m from the nearest employment sites and G = 1438m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 27m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,608m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3789m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 2717m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1554m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (113m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (1204m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological (280m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6957)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (3221m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>The site is situated within a small hamlet of residential properties. Heading north, Gallants Lane has an attractive and rural character. The break in development that this site provides, and in particular the attractive stone wall which fronts the site, contribute to this character. The site is immediately visible from the footpath to the north. Longer range views are limited by the presence of the properties to the north and south and by the hedge boundary further to the west and topography, as the site and wider countryside are fairly level.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	

Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 465m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	Possible Site 86	
Site name/address	Land at Gallants Lane, Coxheath	
Site area (ha)	0.2ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	This site is part of a flat agricultural field - the southern and eastern boundaries of the site are not defined by any features on the ground.	
Current use	Agricultural land	
Adjacent uses	To the north lies the residential property Idleholme (8, Council Cottages). The boundary to Gallants Lane is a hedge. Beyond the site to the north is a small hamlet of residential properties. A development of 6 bungalows faces the site on the opposite side of Gallants Lane. The wider field in which the site sits is bordered to the north by tree/hedge belt, to the east by a conifer hedge and to the south by the garden boundaries of the properties which front heath Road.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 2765m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	<p>R = 1268m from secondary school</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1268m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,259m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1577m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 72m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 11m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2986m from the nearest employment sites and G = 1213m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 87m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1888m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4072m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 3012m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1825m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (258m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (1504m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (566m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (7155m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (3451m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>The site is small, flat and views from the wider countryside are generally limited by the established hedgerow boundaries around the wider field and the topography of the surrounding land which is generally flat. Site is small which would be cramped and limited room for landscaping.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 221m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage

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

1. Site Information		
Number (linked to GIS database)	Possible Site 87	
Site name/address	Land at Lower Rd, Farleigh Green	
Site area (ha)	0.59ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Site is currently an orchard, it slopes upwards from north to south	
Current use	Orchard	
Adjacent uses	A hedgerow along its northern extent site fronts onto a grass verge on the southern side of Lower Rd (B2010). To the east lies a further hedge boundary and beyond that the byway Kettle Lane. The residential development at St Helens Corner and two further properties lie to the east of Kettle Lane. The southern and western extents of the site are not demarked by any physical feature on the ground.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1858m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 2706m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>R = 1324m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,047m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 639m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 875m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 187m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2737m from the nearest employment sites and G = 1461m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 89m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4089m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2792m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 1595m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1139m)
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (29m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (562)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.(447m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (6133m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt (2543m)
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><i>This site is on the southern slope of the Medway Valley.</i></p>

<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>From Lower Rd there are long range views over the valley towards Barming and it can be expected that there are reciprocal views from the northern valley slopes towards the site.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1316m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	Possible Site 97	
Site name/address	Land to rear of Manor House, Lower Street Leeds (SHLAA Site 143)	
Site area (ha)	0.48ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Narrow strip of land with an unofficial worn path running through it from east to west. Vehicular access at west end with worn tracks. Small overgrown section near access at west end and group of trees as east end.	
Current use	Unused grassed land	
Adjacent uses	Adjoins near gardens of eleven houses to the north. Two houses are within 2km of the site. Some have close-board fence boundaries, other vegetation and some open. Tree/ hedge line along much of the south boundary with an arable field beyond.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1618m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 3574m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1618m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 133m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 449m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 457m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 240m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1231m from the nearest employment sites and A = 2003m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 64m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5863m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1896m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 4483m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (2156m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (42m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (1574m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (62m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (5710m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (9938m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Views possible from Chart Hill Road to the south-east although broken by tree/ hedge line along south boundary and seen against backdrop of houses. Some limited views from Amber Lane to the west but otherwise screened by existing houses form here.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1480m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information		
Number (linked to GIS database)	Possible Site98	
Site name/address	Land at Tyland Lane, Sandling, near Maidstone	
Site area (ha)	0.15ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Gentle slope to South Planted to arable Mature hedge to S site boundary; no means of enclosure to North or East; post and rail fence to West boundary with highway South of site is shared access with residential properties fronting Tyland Lane	
Current use	Agriculture (arable)	
Adjacent uses	Residential properties to North (separated by agricultural lane) and West (on opposite side of highway); industrial to South (adjoining); agricultural to North and 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?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 2543m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2879m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1902m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2043m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 187m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1706m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 166m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 847m from the nearest employment sites and A = 2328m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 9m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3119m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1016m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 2815m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (703m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (36m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts. (702m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts (0m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (8545m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>Open to Chatham Road, but screening achievable through landscaping. Screened from views to S by existing landscaping and industrial buildings. Open to N</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 529m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (LWS 170m)
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1. Site Information		
Number (linked to GIS database)	Possible_site_101	
Site name/address	The Stumps	
Site area (ha)	1.35Ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Long narrow site with small frontage to Lentham Road, Detached dwelling on the front of the site with garden behind and undeveloped paddocks behind that.	
Current use	Dwelling, garden and paddocks behind. Paddocks probably not lawful garden.	
Adjacent uses	Playing fields to the north (ie beyond Lenham Road), substantial woodland areas to the west and south and, to a lesser extent, to the east. Residential property to east and west fronting the road, albeit separated by some trees.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3,327m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 5,161m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 272m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 648m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 42m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 18m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2,845m from the nearest employment sites and 5,620m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 192m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3,185m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5,568m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 8,210m from AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1,691m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (693m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact.	G = Not within or adjacent to a Conservation Area and is unlikely to have a negative impact. (1,651m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. (275m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely. (2,994m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (14,692m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <i>The site is quite well screened from the public vantage points, not least by substantial blocks of woodland. However the constructed nature of the site would mean that the development would be likely to be cramped with limited space for new landscaping.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 0m from AW/ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (4,397m)
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (84m – LWS) (8,334m – LNR)

1. Site Information		
Number (linked to GIS database)	Possible Site 107	
Site name/address	Land south of Tumblers Hill, Sutton Valence (SHLAA site 183)	
Site area (ha)	0.89ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Site undulates from east to west. Site separated from settlement boundary by small strip of land. Character is rural, primary route likely to be from Tumbler's Hill through Sutton Valence.	
Current use	Nothing apparent, empty field.	
Adjacent uses	Residential and school buildings to the west of the site in the main village. Surrounding to the north, east and south are a mix of low density residential and agricultural uses.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 260m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 5,854m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 515m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 112m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 61m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 619m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 61m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,398m from the nearest employment sites and 4,091m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 429m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5,594m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3,869m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 6,672m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts (42m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (23m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (6m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (0m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (5,746m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (12,282m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated. <i>Potential for landscape impact as site sits on top of Greensand Ridge and may be viewable from long distances depending on time of year and the thickness of the natural screening to the south.</i>
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,099m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (3,870m)

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 (1,032m LWS) (6,792m LNR).
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1. Site Information		
Number (linked to GIS database)	Possible Site 108	
Site name/address	Land south of Plough Wents Road, Chart Sutton	
Site area (ha)	0.6ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Site is flat, however, is an old cob field/woodland so would need substantial preparation.	
Current use	No current use apparent	
Adjacent uses	Along the eastern edge of the site is a garden centre and residential uses. Along the southern edge is a residential road. To the north is the B2163/an open field and to the west are equine uses.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 2,099m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 3,238m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1520m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 446m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 920m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 919m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 907m from the nearest employment sites and 1,679m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 114m away
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5,643m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,593m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 4,144m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (2,592m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (23m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (1,441m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. (87m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (5,618m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt (9,649m)

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated There would likely be a loss of trees. However, site could be concealed relatively easily and use could be made of existing on site growth. Land rises to the east and the B2163 is screened along its northern edge. There are some open patches along the western boundary, however, these could be strengthened and the site hidden.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,197m from AW/ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (3,032m)
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 (1,605m LWS) (5,370m LNR).

1. Site Information		
Number (linked to GIS database)	Possible Site 110	
Site name/address	Garages off Grasslands, Langley	
Site area (ha)	0.1ha	
Approximate yield	N/A	
Proposed no. of pitches		
Site description	Small, narrow site located to the rear of Grasslands a residential development in village of Langley. Site is within a residential area surrounded by house. Highly visible for public footpath through trees on eastern boundary.	
Current use	Garages to houses is Grasslands.	
Adjacent uses	To the rear of Grasslands is a residential development	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 582m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>R = 4,750m from secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p>	<p>R = 1,995m from primary school</p>

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2,161m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,420m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 379m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,296m from the nearest employment sites and 2,918m from the local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 138m away

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4038m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2,624m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = 5,293m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land The classification suggests that there is Grade 3 land, although upon closer inspection this is part of fields surrounding garages, so it is not entirely accurate.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	G = Entirely within previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM. (1,529m)
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building. (233m)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts	G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts (987m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.(1,395m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely (3,900m)
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt (11,784m)
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 7m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage (3,368).
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (0m LWS) (5,729m LNR)