



SA of the Maidstone Draft Local Plan

Technical Appendix A - Housing Site Proformas

March 2014

UNITED
KINGDOM &
IRELAND



TECHNICAL APPENDIX A

This document supports the SA (Sustainability Appraisal) of the Maidstone Draft Local Plan as a Technical Appendix. It contains the housing site proformas.

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SITE PROFORMAS

1. Site Information		
Number (linked to GIS database)	HO-1	
Site name/address	Land at Horseshoes Lane, Langley	
Site area (ha)	0.33ha	
Approximate yield	10	
Site description	Site is located on the corner of the junction of Horseshoes Lane and Leeds Road. It is outside of the village envelope in open countryside. The land is overgrown, part covered with deciduous trees and undergrowth. It also forms part of a large Rape field to the north. Surrounding area is rural with houses immediately opposite on Horseshoes Lane.	
Current use	Paddock	
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	G = Site is 34m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = Site is 3,143m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2,089m from the nearest primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 1,974m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is 1,301m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 224m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 483m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = Site is 1,705m from the local employment site and A = 2340m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 224m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 4,039m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 265m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	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	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.	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 Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 490m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 482m from LWS and G = No likely impacts identified at this stage; 5,163m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> There is a potential adverse noise impact from Leeds Road. This abuts the western edge of the site, mitigation measures would need to be investigated prior to 		

the allocation of this site.

- This site is adjacent to the setting of a listed building
- The site is not in easy access of a train station or post office

1. Site Information		
Number (linked to GIS database)	HO-2	
Site name/address	Bicknor Farm, Sutton Road, Langley	
Site area (ha)	26.07ha	
Approximate yield	334	
Proposed no. of pitches	N/A	
Site description	Bicknor Farm comprises a mix of arable and pasture land, as well as some wooded areas, the largest section of which is Bicknor Wood. Fields are separated by natural boundaries. The main Bicknor Farm buildings, as well as Bicknor Farm Cottages stand at the western part of the site next to the boundary with the A274 Sutton Road.	
Current use	Agricultural land	
Adjacent uses	North – Three Tees residential group. South – A274 Sutton Road, golf driving range, tree nursery. East – Rumwood Nursery. West – agricultural.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 688m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1048m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = The site is 624m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 530m 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 adjacent to a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 461m from a 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 180m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 38m from the nearest employment site. G = The site is 474m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 461m 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 3334m 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 3740m from the nearest cycle route.

SA Topic: Noise, 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 2599m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the 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	A = The Landscape Character Assessment (2012) suggests parkland features are to be maintained although the assessment of sensitivity was 'moderate'. ¹
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an	R = Includes AW/ASNW	A = The site is 259m from an AW/ASNW.

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."

Ancient Woodland (AW) or Ancient Semi-Natural 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, although there are ponds within the site and close by where Great Crested Newts could be present.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> The site is not easily accessible by foot to a medical centre/GP, train station or close to a cycle route. The site has Bicknor Farmhouse to west and Rumwood Court (adjacent to site) to the east which are both Grade II Listed Buildings. This issue would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable and allocated for development in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts. Parkland features would need to be sensitively incorporated within the development. 		

1. Site Information

Number (linked to GIS database)	HO-3
Site name/address	Land off Marigold Way, Barming
Site area (ha)	1.33ha
Approximate yield	40
Proposed no. of pitches	N/A
Site description	<p>The site is located within the urban confines of Maidstone, at the junction of Hermitage Lane and St Andrews Road. It sits within the grounds of a listed former hospital, which has now been converted into flats as part of a comprehensive redevelopment.</p> <p>At present the site is in part overgrown, although the southern section is on somewhat of a plateau that has shorter grass. The area beneath the trees within the northern section of the site is more overgrown.</p> <p>There is a change in levels between the former hospital grounds and the plateau within the southern section of the site. This change in level is approximately 1.5metres.</p> <p>Along the southern and western boundary of the application site is a ragstone wall, which forms the curtilage of the listed hospital – this wall is therefore listed. The wall also returns along the eastern boundary of the application site. The wall is approximately 2metres in height.</p> <p>St. Andrews House is a Grade II listed building, of ragstone construction, which has now been converted (to a particularly high standard) to apartments. This property overlooks the open space to the front of the site, as well as the access road from its western elevation.</p> <p>To the south of the site is St Andrews Road, which is characterised by two storey properties which are set back from the road by approximately 6metres. St Andrews Road is currently a no-through road, and as such on street parking occurs along its length.</p> <p>To the west of the application site is a recreation ground, containing sports pitches and children's play equipment. This is open on both the Hermitage Lane and Heath Road frontages.</p> <p>To the east of the site are a small cluster of buildings, set behind a high ragstone wall. Further eastwards is a medical centre.</p>
Current use	Former cricket ground
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</p>	G = Within the Maidstone Urban Area or a rural service centre

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 22m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 946m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 465m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 962m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 27m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 49m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 266m 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 = Site is 1,628 m from the nearest existing employment site G = Site is 172m from the nearest local service centre
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	G = Allocation will not lead to the loss of employment

land/space?	land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 49m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1,402m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 719m from the nearest cycle route
SA Topic: Noise, 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	A = Site is 113m 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 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	G = Does not include 1, 2 or 3a agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	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	A = Within an area where significant archaeological features are present, or it is predicted that such features	G = Not within an area where significant archaeological features have been found, or are likely to be found in the

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate

SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 578m from upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 865m from LWS G = Site is 1,179m from and LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is on greenfield not previously developed land • The development of the site may have adverse impacts on the landscape, mitigation measures may be possible to offset these impacts if the site is allocated • The site is not easily accessible to the nearest train station or post office 		

1. Site Information

Number (linked to GIS database)	HO-4
Site name/address	Land rear of 3 Cripple Street, Loose
Site area (ha)	0.08ha
Approximate yield	4
Proposed no. of pitches	N/A
Site description	The site is part of a rear garden within the urban area of Maidstone. It adjoins a recently completed development on the former YMCA centre.
Current use	Residential garden
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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 167m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 530m 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 955m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 697m 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 adjacent to a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 651m 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 711m from the nearest employment site. G = The site is 26m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 651m 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 2156m 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 114m from the nearest cycle route.

SA Topic: Noise, 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	A = The site is 566m 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	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 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 = Likely adverse impact on the character of the area as there would be encroachment into the rear gardens of Cripple Street.
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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 = The site is 1722m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is over 2000m from the train station.
- The site is greenfield.
- There is a possibility of encroachment into neighbouring gardens if there is development.
- If this site is taken forward, NPPF paragraph 53 has guidance regarding residential garden development.

1. Site Information

Number (linked to GIS database)	HO-5
Site name/address	Roseacre Farm, Bell Lane, Bearsted
Site area (ha)	2.08ha
Approximate yield	60
Proposed no. of pitches	N/A
Site description	Site is located within the urban area of Maidstone and comprises part of Banky Meadow an attractive undeveloped valley, separating the built-up areas of Weaving Street and Bearsted, extending north-eastwards from Mote Park; Site is highly distinctive by virtue of its landform. A steep valley, the land descends down toward the railway then rises again to the north. it is character by rough grassland and clusters of mature trees it provide a large area of green space between Bearsted and Weaving Street/Grove Green and is a remnant of the countryside that once delineated Bearsted and Weaving Street from the town.
Current use	Amenity 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?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 593m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1678m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 333m 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	A = The site is 596m 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 209m 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 48m 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 482m 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 1668m from the nearest employment site. G = The site is 431m 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.	N/A

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 48m 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 566m 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 1201m from the nearest cycle route.
SA Topic: Noise, 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 2682m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence

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

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	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 a designated Area of Local Landscape Importance in Policy ENV35 of the Maidstone Borough-Wide Local Plan 2000: Saved Policies. The site provides long distance views a natural break and the steep sloping natural landform makes a positive contribution to the 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 = The site is within a designated flood zone 2 (13%) and 3a (12%) 3b (12%).
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	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 489m 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

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, train station, cycle route or post office.
- The site is greenfield and any development of the site would be contrary to saved local policy ENV35 where it is designated as an Area of Local Landscape Importance.
- The site is located in close proximity (within 50m) from a listed building. The site would need to be appropriately designed in order to preserve its setting.
- Some of the site falls within a flood zone 3b designation. This would need to be investigated and addressed further through a Flood Risk Assessment if the site is taken forward for allocation and subsequent development.
- The site may also have potential impacts on the AW/ASNW and would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-6	
Site name/address	Land at Kent Cottage, Grigg Lane, Headcorn	
Site area (ha)	0.49ha	
Approximate yield	6	
Proposed no. of pitches	N/A	
Site description	Site is approximately level, and comprises a detached dwelling and associated gardens. There is a pond and mature trees (some of which are TPO'd) in the north west of the site. The site is bounded by agricultural land to the north west and north east, and by residential development to the south and west. A number of derelict former agricultural buildings are located on land to the immediate east of the site. The KH606 public footpath is located immediately to the east of the site.	
Current use	Residential	
Adjacent uses	Agricultural, 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 493m from nearest medical hub or GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,380m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = Site is 640m from the nearest primary school

	G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 8,396m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 532m from the nearest outdoor sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 526m 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 = The site is 1,928m from the nearest area of publicly accessible greenspace (>2ha in size)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,450m from nearest employment site G = Site is 498m from 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	N/A

		Output Areas within the country.	
SA Topic: Transport and Accessibility			
Appraisal Question		Criteria	Answer/Evidence
How far is the site from the nearest bus stop?		R = >800m A = 400 - 800m G = <400m	A = Site is 526m from nearest bus stop
How far is the site from the nearest train station?		R = >800m A = 400 - 800m G = <400m	A = Site is 506m from nearest train station
How far is the site from the nearest cycle route?		R = >800m A = 400 - 800m G = <400m	G = Site is 307m from nearest cycle route
SA Topic: Noise, 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, although site abuts 5 residential properties.
Is the site within or near to an AQMA?		R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is 11,866m from nearest AQMA
SA Topic: Water resources and quality			
Not addressed by the Pro Forma. Development management policies will address this issue.			
SA Topic: Land use, landscape and the historic environment			
Land Use:			
Appraisal Question		Criteria	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 = Site is within 760m of agricultural land grade 2 and is located on 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 = The site is entirely within previously developed land – garden 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 = The site is 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 = The site is 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 = The site is 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 = The site is 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	G = The site is not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

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

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Site lies within 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 1,977m from nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage, site is 908m from nearest SSSI
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = Site is 372m from nearest LWS and 5,694m from

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	nearest LNR.
Commentary, including potential mitigation/enhancement measures		
<p>This SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none">• The site is not easily accessible by foot to the nearest GP service, secondary school, post office, children play space, publicly accessible greenspace, employment sites, bus stop or train station.		

1. Site Information		
Number (linked to GIS database)	HO-7	
Site name/address	Land between Ulcombe Road and Millbank, Headcorn	
Site area (ha)	8.56ha	
Approximate yield	242	
Proposed no. of pitches	N/A	
Site description	Site slopes gently up to the north/north west, and is bounded and bisected by mature native hedges with mature trees which may be of historic importance. The site abuts ponds along the north and west boundaries and a drain running into the River Beult runs along part of the southern site boundary. Site currently in use for arable farming in the north, and rough grassland/pasture in the south. Existing access to land gained from Ulcombe Road, which is a single track unclassified public highway with the national speed limit. The site is bounded by agricultural land to the north, and by residential development to the south, east and west.	
Current use	Agricultural	
Adjacent uses	Agricultural, 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = Site is 284m from nearest medical hub of GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 9,419m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 113m from the nearest primary school.

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 4,594m 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 = This site is 251m 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 = This site is 43m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = This site is 1,114m 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	R = This site is 4,614m from the nearest local employment provision.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = This site is 43m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = This site is 680m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = This site is 1,371m from the nearest cycle route
SA Topic: Noise, 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	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact, although site abuts 10 existing residential dwellings, this issue would be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
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 = This site is 11,042m from the nearest AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	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 = This site is within 34m (adjacent to) of a listed building and therefore the potential for negative impacts exists. This issue would be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = This site is adjacent to a Conservation Area (155m) and therefore is the potential for negative impacts. This issue will be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = This site within 161m of an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue will be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site is bounded by residential development to the south, east and west. Part of the site would have greater visual prominence in views from Ulcombe Road due to its elevated position, although the southern part of the site would represent an organic extension to the existing village. This issue will be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
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 or 3a (c.5%). R = 3b (4%)
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 1,572m from nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 465m from nearest 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 = Site is 690m from nearest LWS G = Site is 4,945m from nearest LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The small area of the site which lies within flood zone 3b should be excluded from the net developable area if the site is to be allocated in the Local Plan. • Part of this site is likely to be visually prominent from Ulcombe Road. This could be addressed further at a later stage. • This site lies within close proximity to a listed building (34m), conservation area (155m) and an identified archaeological area (161m), the effect of developing this site on these heritage features would require further investigation at a later stage within the development process. • This site is entirely green field, which incorporated agricultural grade 3 land. • This site is not easily accessible by foot to cycle routes, train station, employment provision, publicly accessible green space, post office or secondary school. 		

1. Site Information

Number (linked to GIS database)	HO-8
Site name/address	Plot 2, Stede Hill, Harrietsham
Site area (ha)	0.03ha
Approximate yield	2
Proposed no. of pitches	N/A
Site description	<p>This is a small site, which lies approximately 0.5km to the north of Harrietsham village, in the open countryside of the North Downs Area of Outstanding Natural Beauty (AONB).</p> <p>The site comprises a small self-contained parcel of land to the east of Stede Hill that is well screened, and slopes steeply in a north/south direction. The site is dislocated from Harrietsham village, and is surrounded by open fields, some of them in agricultural use. There is one residential dwelling to the south of the site, which is accessed from Stede Hill, and there are several other residential dwellings along Stede Hill within reasonable proximity of the site.</p> <p>The site itself is screened from view from all aspects, and is bordered by woodland.</p>
Current use	Site does not appear to be in any use, agriculture or otherwise, and is essentially overgrown grassland.
Adjacent uses	There are open fields to the north, east and farmland to the west of the site. Other surrounding uses include residential 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>	A = The site is 479m 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 2055m 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 732m from a primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2582m 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 518m 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 521m 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 161m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 868m from the nearest employment site.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 521m 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 931m 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 75m from the nearest cycle route.

SA Topic: Noise, 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 10750m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land although the site is only 0.03ha.
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 = 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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = There is an opportunity to enhance landscape character as it is essentially overgrown grassland although the landscape to the north forms part of the Kent Downs AONB. The Landscape Character Assessment (2012) assess the site has having 'very high' sensitivity¹.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 956m 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

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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to the nearest train station or post office. • The site is greenfield. • The site falls within the Kent Downs AONB designation. Any development would need to be appropriately designed to address the sensitive landscape setting. 		

1. Site Information

Number (linked to GIS database)	HO-9
Site name/address	Puddledock, Caring Lane, Bearsted
Site area (ha)	1.35ha
Approximate yield	40
Proposed no. of pitches	N/A
Site description	This site is an area of countryside which mainly appears to have been used as paddocks. There is post and rail fencing and hedging to boundaries and the site generally has a rural character. There are dwellings to the south, opposite (east) and north and part of the former Milgate Park estate to the west. The site is somewhat raised above road level.
Current use	Paddocks/agricultural
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 = The site is 1612m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 3759m 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 1896m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 1701m 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 adjacent to 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 1503m 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 433m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3135m from the nearest employment site. G = The site is 1293m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1503m 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 1753m 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 501m from the nearest cycle route.

SA Topic: Noise, 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 4444m 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	R = Does not include previously developed land.

developed land?	A = Partially 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	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of 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.

<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>G = Not within or adjacent to the Green Belt</p> <p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = The site is a substantial gap in a rural landscape. The Landscape Character Assessment (2012) identifies the site as having 'high' sensitivity¹.</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</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1.</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate.</p>
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</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = The site is 498m from an AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>

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

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, play space, greenspace, or a post office. • The site is approximately 3000m from the nearest employment site and not easily accessible to a bus stop, train station or cycle route. • The site is greenfield and has 'high' sensitivity which is identified in the Landscape Character Assessment (2012). Any development would need to be appropriately designed to address the sensitive landscape setting. • There are archaeological finds within 150m of the site. This issue may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-10	
Site name/address	Land off Oakapple Lane, Barming	
Site area (ha)	6.85ha	
Approximate yield	240	
Proposed no. of pitches	N/A	
Site description	Site is generally rectangular when viewed on a plan and sits north of Barming between Rede Wood Road/Broomshaw Road to the south and the Hermitage Quarry to the north. The site itself is generally flat and overgrown with vegetation, yet is open in character.	
Current use	Open field	
Adjacent uses	To the south is residential, to the north is the Hermitage Quarry and a section of ancient woodland, to the west is an open field and Oaken Wood and to the east is a paddock area used for horses that has been identified as part of the West of Hermitage Lane proposed housing allocation.	
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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 515m from the nearest medical hub/GP
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 1378m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = Site is 481m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 776m 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 431m 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 408m 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 11m from the nearest area of 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 382m from the nearest local service centre. A = The site is 2342m from the nearest employment site.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space.

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

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 408m 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 1360m 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 1256m from the nearest cycle route.

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

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = No noise issues.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = The site is 684m from the nearest AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	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.
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	A = Within an area where significant archaeological features are present, or it is predicted that such features	G = Not within an area where significant archaeological features have been found, or are likely to be found in the

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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	G = Opportunity to enhance landscape character as there is unlikely to be an adverse impact. The current assessment of the landscape from the Landscape Character Assessment (2012) is poor.
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 14m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
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 = It is adjacent to a LWS and Ancient Woodland. Rough grassland field which has hedgerows/mature trees along the southern and western boundary of the site. There is good connectivity to the surrounding area. Potential for protected/notable species to be present including reptiles and breeding birds.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site not easily accessible by foot to the nearest bus stop, train station, cycle route, medical hub, greenspace or post office.
- It is an entirely greenfield site and there is potential for development to impact an Ancient Woodland, boundary hedgerows/mature trees and any associated ecology. This will have to be appropriately mitigated.

1. Site Information

Number (linked to GIS database)	HO-11
Site name/address	The Old Goods Yard, Headcorn Road, Lenham
Site area (ha)	3.02ha
Approximate yield	75
Proposed no. of pitches	N/A
Site description	Set below the road, brownfield in part, larger proportion of site Greenfield with existing dwelling. To the north is the railway line, south, east and west open countryside.
Current use	Roofing business and residential
Adjacent uses	Field, railway line

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 982m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 469m 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 468m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 639m 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 359m 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 357m 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 149m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 95m from the nearest employment site. G = The site is 591m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 357m 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 37m 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 734m from the nearest cycle route.

SA Topic: Noise, 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 12522m 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.	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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = There is an opportunity to enhance landscape character as it is essentially overgrown grassland although the landscape to the north forms part of the Kent Downs AONB. The Landscape Character Assessment (2012) assess the site has having 'very high' sensitivity¹.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	A = The site is 148m 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.

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	A = A LWS is less than 150m away. There are no likely impacts identified at this stage although the proximity of the AW and LWS may bring ecological constraints.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP. • The site overlooks the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting. • There are potential ecological impacts due to the proximity of the AW and LWS. This may need to be addressed at the pre application or planning application stage if the site is brought forward for development. 		

1. Site Information

Number (linked to GIS database)	HO-12
Site name/address	Land as Westfield Sole Road, Boxley
Site area (ha)	26.75ha
Approximate yield	500
Proposed no. of pitches	N/A
Site description	This site is comprised of two portions of land, one south of Westfield Sole Road and west of Lidsing Road and one north of Westfield Sole Road and east of Lidsing Road. Both sections of the site are relatively flat and open and are currently used for agricultural purposes. The southern part of the site is bounded by the M2 on its southern boundary and woodland on its western boundary. The northern part contains some woodland close to its boundary with Westfield Sole Road and is contained by a thin hedgerow.
Current use	Agricultural
Adjacent uses	Agricultural mainly, some residential, some workshops and commercial uses, motorway (M2).

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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 824m 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 5943m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	A = The site is 985m 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 3501m 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 3546m 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 375m 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 81m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 420m from the nearest employment site. R = The site is 4390m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 375m from the bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 5695m 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 3278m 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 5541m 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.	A = The site is 57m from the Kent Downs AONB.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB.
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 3</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>	<p>A = The site is 1m from an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the allocation of the site likely to impact upon a 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>	G = No likely impacts identified at this stage. However this issue would need to be investigated in

	G = No likely impacts identified at this stage	more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to services including medical centre/GP, primary or secondary schools, a post office, sports facility or play space. • The site is also not easily accessible by foot to a train station or cycle route. The nearest service centre is over 4000m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • The site overlooks the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting. • The site is located adjacent to an AW/ASNW. Potential impacts on the AW/ASNW would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts on the AW/ASNW. 		

1. Site Information

Number (linked to GIS database)	HO-13
Site name/address	Land adjacent to Woodside, Firs Lane, Hollingbourne
Site area (ha)	Plot 1 = 0.63ha Plot 2 = 0.04ha Total = 0.67ha
Approximate yield	17
Site description	The larger part of the site contains a residential dwelling and garden area, with an overgrown area of land to the south. There is also a small strip of land close to the access to Firs Lane.
Current use	Residential and overgrown woodland strip
Adjacent uses	Mainly residential. Agricultural field 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?	R = Not adjacent 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 = Site is 1,903m from GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4,017m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1,692m from primary school
How far is the site from the nearest post office?	R = >800m	R = Site is 1997m from 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 = Site is 278m from outdoor sports
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 1,744m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 386m from accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,305m from employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,744m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,907m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 551m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is 4,756m 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	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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt

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

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<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 = Site 200m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage 476m from LWS</p> <p>G = No likely impacts identified at this stage 3734m from LNR</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- The site is within a close proximity to an area where there have been significant archaeological features/finds, furthermore this site is adjacent to the setting of a listed building, any development has the potential to cause adverse effects on these sensitive areas, therefore mitigation measures should be investigated to offset these impacts if the site is allocated.
- This site is not in easy access of a train station, bus stop, employment site, post office, primary or secondary school or medical hub or GP service.

1. Site Information		
Number (linked to GIS database)	HO-14	
Site name/address	Land at Millfield House, Headcorn Road, Staplehurst	
Site area (ha)	0.14ha	
Approximate yield	4	
Site description	The site is approximately level, and comprises the land occupied by Millfield House and associated outbuildings and garden land. The site is bounded to the south and west by garden land associated with neighbouring dwellings, and the north and east by open agricultural land. There is some screening to the north boundary of the site.	
Current use	Dwelling and garden land.	
Adjacent uses	Agricultural to north and east, residential to south and 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?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 724m from nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7,785m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 649m from primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 621m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 104m 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 = 282m 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 = 140m 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 = 592m from existing employment site G = 624m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 282m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 865m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 170m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 1,470m 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; 993m 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: 722m from LWS G = No likely impacts identified at this stage: 834m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- This site is not in easy access of a train station or secondary school.

1. Site Information		
Number (linked to GIS database)	HO-15	
Site name/address	Land off Headcorn Road, Staplehurst	
Site area (ha)	13.79ha	
Approximate yield	165	
Site description	<p>The site is located to the east of Staplehurst. To the west of the site are residential properties, with the back gardens of these properties backing onto the fields. To the north of the site are the open fields of Fishers Farm and a commercial property. To the east of the site are further open fields. To the south of the site is a farm complex and further open fields.</p> <p>There are a number of small trees within the site although there are no TPOs served upon these.</p> <p>There are no ponds within the application site although there is one adjacent to one.</p> <p>Public footpath KM303 runs through the site from north to south. Footpath KM304 runs through the southern portion of the site from east to west.</p> <p>The land is generally flat.</p>	
Current use	Agricultural.	
Adjacent uses	Residential and agricultural.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = Site is 514m 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 = Site is 7786m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 463m from primary school;
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 468m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 0m from outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 15m 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 area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 610m from employment site G = 383m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 15m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 882m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,592m from cycle route

SA Topic: Air quality and causes of climate change

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

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

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<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 = 1,068m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage 372m from LWS, G = No likely impacts identified at this stage 584m from LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- The development of this site has the potential to cause a negative impact on the landscape; it is currently a low lying flat open area with open fields to three of its boundaries. The Landscape Character Assessment concluded that this site is of good condition with high sensitivity and as a guideline should conserve.
- The site is not easily accessible to a train station, cycle route or secondary school.

1. Site Information

Number (linked to GIS database)	HO-16
Site name/address	Land opposite Green Lane Cottages, Green Lane, Langley
Site area (ha)	1.92ha
Approximate yield	60
Site description	Evergreen conifer (Christmas trees) grown on site. Relatively flat, residential to north, Green Lane narrow, open views from Green Lane, boundary screening from Leeds Road.
Current use	Conifer growing.
Adjacent uses	Woodland to south, residential to north east and west. Some Listed Buildings in the locality.

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	G = Site is 337m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = Site is 3,362m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1,972m from primary school
How far is the site from the nearest post office?	R = >800m	R = Site is 1,786m from 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 = Site is 1,342m 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 = 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 = 245m 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 = 1,916m local employment provision R = 2,527m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 344m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4,235m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 604m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	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 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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated

of the impacts is unlikely to be achieved?	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	
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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 = 246m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 246m LWS and G = No likely impacts identified at this stage; 5,477m LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- The site is adjacent to the setting of a listed building

- This site is not in easy access of a train station, local service centre, post office or primary school

1. Site Information		
Number (linked to GIS database)	HO-17	
Site name/address	Land at Ashford Drive, Kingswood	
Site area (ha)	0.30ha	
Approximate yield	6	
Proposed no. of pitches	N/A	
Site Description	The site is a level parcel of land abutting and to the north of the settlement boundary of Kingswood. It is a roughly rectangular open grassed field with some scrub in places. The field is open to the southwest corner where access could be achieved onto Ashford Drive.	
Current use	Unused grassland	
Adjacent uses	It is bounded by close boarded fencing and houses on the south side, coppice ancient woodland on the east side, a conifer hedge and horse paddock beyond to the north and an access track and local needs housing beyond 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?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 524m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 5,639m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 433m from the nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = Site is 141m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 654m 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 = >714m 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 = 350m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,101m from existing employment site R = Site is 5,124m from 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.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 714m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,367m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 362m 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 3a agricultural land	G = Does not include 1, 2 or 3 agricultural land

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

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = Site is 0m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	A = Site is adjacent to a LWS, potential impacts

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	identified by County Council Ecologist G = Site is 7,521m from LNR No likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is on greenfield and not previously developed land • The site is adjacent to a Local Wildlife Site, development of the site has the potential to cause adverse impacts on the sensitive area mitigation measures should be investigated to offset these impacts if the site is allocated. • The site is not in easy accessible to the nearest local service centre which is over 5000m away. 		

1. Site Information		
Number (linked to GIS database)	HO-18	
Site name/address	Land at junction of Caring Lane and A20, Bearsted	
Site area (ha)	0.36ha	
Approximate yield	3	
Proposed no. of pitches	N/A	
Site description	This site is a small area of mainly woodland, close to the junction of Caring Lane and the A20. It does not appear managed and individual trees are generally not of quality. There is a derelict shed on site. The site is set at a much lower level than the A20. Protected conifers to frontage to Caring Lane.	
Current use	Woodland	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 1707m 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 3972m 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 1960m 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 1802m 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 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	A = The site is 1555m 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 483m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3364m from the nearest employment site. G = The site is 1335m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1555m 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 1793m 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 239m 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 has potential noise issues from the A20.
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 4614m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Any development is likely to result in the loss of trees which currently soften the contribution of the A20 onto the landscape. The landscape is deemed to have 'high' sensitivity ¹ from the Landscape Character Assessment (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	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	R = Includes AW/ASNW	G = The site is 420m from an AW/ASNW.

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."

Ancient Woodland (AW) or Ancient Semi-Natural 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 although due to the wooded nature of the site further ecological assessment would be required through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, play space or greenspace. • The site is green field and has archaeological remains found less than 30m away. This issue may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-19	
Site name/address	Land adjacent to Dingley Dell, Heath Road, East Farleigh	
Site area (ha)	0.59ha	
Approximate yield	4	
Proposed no. of pitches	N/A	
Site description	The site is an area of land which does not generally appear maintained. There are tall conifers to the front and some evidence of former commercial activity remaining on site (skip/container). There is a large pond to the north. There is a handful of dwellings to the west and undeveloped land to the east. Paddocks lie further north.	
Current use	Unknown brownfield	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 1032m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2721m 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 1174m 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 1036m 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 1632m 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 244m 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 11m 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 2980m from the nearest employment site. G = The site is 991m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 244m 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 2005m 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 307m 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 3140m 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	G = Not within or adjacent to the Green Belt.

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>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The Landscape Character Assessment (2012) highlights the long distance views across the Medway Valley to North downs as a key characteristic of the site.
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 66m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	A = The site is within 100meters of a Local Wildlife site and Ancient Woodland. The Council's Ecologist believes there is a potential for GCN, reptiles and bats to be present.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, trains station or sports facility. The site is almost 3000m from the nearest employment site. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- The site is within 100m of a Local Wildlife Centre and Ancient Woodland which contain ecological constraints. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-20	
Site name/address	Hoppersfield, Tonbridge Road, Barming	
Site area (ha)	0.34ha	
Approximate yield	12	
Proposed no. of pitches	N/A	
Site description	<p>The site is adjacent to Tonbridge Road and to the west of the urban boundary of Maidstone. The site is within an Area of Local Landscape Importance. The pattern of development is inconsistent and more sporadic within this area outside of the urban boundary. A cluster of development to the west of the site. The site is within the Medway Valley and therefore there are extensive views to the rear across the valley.</p> <p>The site is set on a lower level than the road and has an existing vehicular access from Tonbridge Road. The site contains 3 buildings including 'The Cookhouse' which is a Grade II listed building and 'The Sheephouse'. The remaining barn style building is sited adjacent to the road.</p> <p>Much of the square shaped site is laid to lawn with some landscaping including a line of established planting to the southern boundary.</p>	
Current use	Tourist accommodation / barn storage	
Adjacent uses	Residential / 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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = The site is 1256m 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>A = The site is 2227m from the nearest secondary school.</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 452m from the nearest primary school.
How far is the site from the nearest post?	R = >800m A = 400m – 800m G = <400m	G = The site is 186m 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 135m 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 115m 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 398m from the nearest play 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 653m from the nearest service centre. R = The site is 2677m from the nearest employment site.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space.

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 115m away 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 1417m away 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 306m away 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 = As the site is adjacent to Tonbridge Road, air quality and noise would be an issue. However, mitigation of this would be possible with suitable conditions imposed to any planning permission.
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 1020m away 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists	A = Within an area where significant archaeological features are present, or it is predicted that such features	A = Within an area where significant archaeological features are present, or it is predicted that such features

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The traditional buildings and the isolated location of the church should be maintained as stated in the Landscape Character Assessment (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	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 656m 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest train station, medical hub or greenspace. It is also 2000m away from the nearest secondary school.
- It is a greenfield site although there are some existing buildings and listed buildings on the site which should be conserved.
- There is a Grade II Listed Building, the local church, which should have its surroundings protected under guidance from the NPPF. This therefore means any new development should be appropriately designed.
- An archaeological assessment should take place before any development be permitted.

1. Site Information		
Number (linked to GIS database)	HO-21	
Site name/address	Land north of Teasaucer Hill, Loose	
Site area (ha)	2.29ha	
Approximate yield	57	
Site description	<p>The site is located to the west of the urban boundary and lies within a countryside location. The site comprises a rectangular shaped site sited to the east of Hayle Place, a Grade II listed former manor house.</p> <p>The area to the east of the site comprises a residential area of 1960's construction. It is a mixed area of single storey and two storey properties within the scale and density reducing to the west of this area.</p> <p>The site area comprises land once associated with Hayle Place and comprises a residential property and its associated curtilage together with an area of rough grassland and associated mature landscaping.</p> <p>Within the vicinity there are a small number of residential properties sporadically placed with most fronting Teasaucer Hill and adjacent to Hayle Place.</p> <p>The land has a sloping topography with the land sloping west towards the Loose Valley. This gradient increases beyond the western boundary of the proposed site.</p> <p>To the north of the site is an area which received planning permission under 12/1848 for a residential development of 127 dwellings and landscape works. This area only was allocated under policy H1 of the MBWLP 2000. Beyond this the urban area extends north with further urban residential development.</p>	
Current use	Part of site comprises the dwelling and residential curtilage of Hayle Cottage. Remainder appears to be rough grassland, possibly used for grazing.	
Adjacent uses	Sporadic residential development with rough grassland and some grazing. Adjacent to urban residential area to east. Residential development under construction to the north - 12/1848.	
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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 609m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 1,035m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 872m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 705m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 395m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 442m 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
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 335m from employment site and 472m 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	G = Allocation will not lead to the loss of employment land/space

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 442m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,571m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 656m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.

	future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence

Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,142m 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 3,371m 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 9m from LWS G = No likely impacts identified at this stage 1,448m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • This site lies adjacent to a Local Wildlife Site, and listed building and is within a Conservation Area and area with significant archaeological features/finds within it. • This site is not in easy access of a train station. 		

1. Site Information		
Number (linked to GIS database)	HO-22	
Site name/address	Land north of Cripple Street, Loose	
Site area (ha)	2.08ha	
Approximate yield	73	
Site description	<p>The rectangular site comprises rough grassland with established landscaped borders and is adjacent to the urban area and the properties of Broadoak Avenue. The land has a sloping topography with the land sloping down to the west towards the Loose Valley. This is a slight gradient which increases further to the west of the site.</p> <p>The area to the east of the site comprises a residential area of 1960's construction. It is a mixed area of single storey and two storey properties within the scale and density reducing to the west of this area.</p> <p>Within the vicinity there are a small number of residential properties sporadically placed with most fronting Cripple Street including the Grade II listed Bockingford Court.</p> <p>To the north of the site is an area which received planning permission under 12/1848 for a residential development of 127 dwellings and landscape works. Beyond this, the urban area extends north with further urban residential development.</p>	
Current use	Site appears to be rough grassland, possibly used for grazing.	
Adjacent uses	Adjacent to urban residential area to east. Residential development under construction to the north - 12/1848. Sporadic residential development with rough grassland and some grazing.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 430m from nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 811m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 997m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 672m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 147m from outdoor sport facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 472m 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 17m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 467m from employment provision and 293m 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	G = Allocation will not lead to the loss of employment land/space

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 472m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1766m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 694m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = The Maidstone Landscape Character Assessment (2012) states that the built and natural environment should be enhanced and respected through the sensitive integration of development.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	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 = 1,331m 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	A = Potential impacts identified by County Council Ecologist 107m from LWS G = No likely impacts identified at this stage 1,648m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • This site is within a conservation area and adjacent to a listed building, furthermore, this site is in close proximity to a Local Wildlife Site and an area with significant archaeological features/finds. Any development of the site would require mitigation measures to avoid causing adverse impacts on these sensitive areas if the site is allocated. • The site is not in easy access of a train station 		

1. Site Information		
Number (linked to GIS database)	HO-23	
Site name/address	Gore Court, Church Road, Otham	
Site area (ha)	4.99ha	
Approximate yield	174	
Proposed no. of pitches	N/A	
Site description	The land being promoted for development at Gore Court, Church Lane is within the same ownership of Gore Court house (a Grade II* listed building) and is screened from that particular building by mature trees. The site is bounded by East Wood (ancient woodland) to the south east, open countryside to the north and south, and the western boundary of the site along Church Road comprises woodland (approx 70m strip, including ancient woodland at Senacre Wood) forming part of the screen between the site and Woolley Road (Senacre/Shepway). The site is currently in use as a private garden to Gore Court, and can be described in general terms as an attractive parkland setting.	
Current use	Garden/private amenity	
Adjacent uses	Farmland and open countryside. A large section of the site to the west lies in close proximity to Woolley Road and a number of the small residential estates that use Woolley Road to connect to Willington 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 194m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 979m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 245m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 445m 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 358m 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 175m 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 626m from the nearest employment site. G = The site is 98m 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.	N/A

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 175m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 2879m 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 1391m 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 2221m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the 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	A = The Landscape Character Assessment (2012) suggests parkland features are to be maintained although the assessment of sensitivity was 'moderate'. ¹

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 20m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is in close proximity to an AW which has ecological constraints. If developed it may potentially adversely affect the ancient and species rich hedgerows which are present.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to a train station or cycle route.
- The site is greenfield.
- The site has a listed building designation within 20m although it is screened by trees. This issue may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts.
- The site is in close proximity to an AW and contains ancient and species rich hedgerows which form a linkage to it. This issue may need investigating if the site was considered suitable for development and allocated in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-24
Site name/address	Land at Maidstone Road, Headcorn
Site area (ha)	4.92ha
Approximate yield	147
Proposed no. of pitches	N/A
Site description	Site is generally flat, open field. Forms visual break between Headcorn village and sparser built development to north. There is a ribbon of built development to the south, fronting the road, running into Headcorn village.
Current use	Open farmland
Adjacent uses	Mainly agricultural, some residential

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = This site is 56m from the Maidstone Urban Area or a Rural Service Centre, it 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 = This site is 821m from the nearest medical or GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = This site is 8,944m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 614m from nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = This site is 4,226m 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 = This site is 0m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = This site is 516m 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 = This site is 654m from the nearest area of publicly accessible green space.
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 = This site is 4,374m from the nearest existing employment site G = The site is 730m 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = This site is 516m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = This site is 1,218m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = This site is 943m 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 = There is some potential for road noise at this site. This issue would be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
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 = This site is 10,564m from the nearest AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	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 = Site includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land	R = Does not include previously developed land

	A = Partially within previously developed land G = Entirely within previously developed land	
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = This site is adjacent to a listed building (26m) and there is the potential for negative impacts. This issue will be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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. This site currently makes a positive contribution to the open character of the SLA and is of scenic quality. The Landscape Character Assessment, 2012 concluded the site to be highly sensitive and provided a guideline to conserve the site. These issues will be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
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 1,699m from the nearest 4 Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = The site lies 703m from nearest SSSI
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = Site lies 1,228m from nearest LWS

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	G = Site is 4,829m from nearest LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is not easily accessible by foot to a variety of services including; medical and GP services, secondary school, post office, children's play space, publicly accessible greenspace, existing employment site, train station, bus stop or cycle route. • The site is predominantly greenfield. • The site is within close proximity of a listed building, there will need to further investigation as to the any impact the development may have on the setting of the listed building, this would usually be completed during the pre-application stage of the development process. 		

1. Site Information		
Number (linked to GIS database)	HO-25	
Site name/address	6 Tonbridge Road, Maidstone	
Site area (ha)	0.12ha	
Approximate yield	20	
Proposed no. of pitches	N/A	
Site Description	Site is a commercial site located on Rocky Hill on the northern side of the A26 Tonbridge Road. The site is triangulated by the A20 to the south, A20 London Road to the north and Rocky Hill to the east, which form a gyratory. Site is located on the outskirts of the town centre. The site comprises a car park and shop and is surrounded by a variety of commercial uses (office, retail, and a hotel). There is also large medical centre under construction opposite the site and beyond this, to the south west, are flats. The existing buildings on site are two storeys with the older buildings toward the rear of the site. These appear to be early 20th century with a 1950's extension to the building the front is the more modern.	
Current use	Car park, shop, workshop	
Adjacent uses	Hotel, garage, offices, medical centre, shops.	
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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 278m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 546m 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 596m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 443m 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 746m 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 439m 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 201m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is adjacent to an employment site. G = The site is 748m 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	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 439m 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 81m 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 142m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact noise disturbance from the adjacent garage to the north and surrounding roads is likely.
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 1168m 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	G = Entirely within previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) highlights that high rise development would be highly prominent in the medium and long distance views of the area.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	G = The site is 1114m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest post office or bus stop. • Occupiers of the site may be adversely impacted noise from the nearby garage. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • There are records of archaeological finds within 100m of the site. The site is also within 100m of a Conservation Area. These are minor constraints but may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information

Number (linked to GIS database)	HO-26
Site name/address	Rochester Meadow, Old Chatham Road, Sandling
Site area (ha)	2.09ha
Approximate yield	73
Proposed no. of pitches	N/A
Site description	<p>The site is surrounded by residential development lining Chatham Road, Tyland Lane and Boarley Lane. To the south of the site is the M20 and the slip road leading from the A229.</p> <p>The site has a sloping topography with the land rising to the north.</p> <p>Part of the site is rough grassland with some vegetation within it, particularly to the western corner. This includes some significant planting and trees with hedgerows and trees forming the boundary to the field.</p> <p>Due to the rising topography of the site, views of it are possible from the footbridge crossing A229.</p>
Current use	Unused greenfield
Adjacent uses	Grazing of horses on adjoining 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>	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 2120m 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 2166m 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 1329m 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 1409m 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 173m 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 1140m 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 173m from the nearest green space.
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 970m from the nearest employment site. A = The site is 1751m 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	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1140m 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 2489m 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 643m 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 2177m from the nearest AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		

Appraisal Question	Criteria	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	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.	A = The site is 97m from the Kent Downs AONB.

	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site falls within Sandling Woodland and Heath character area in the Landscape Character Assessment (2012). The Assessment suggests that although this is part of the setting to the Kent Downs AONB to the north, visibility of the area is moderate and the major infrastructure has caused a loss of local distinctiveness and continuity. The Assessment also suggests there is an opportunity to improve the more distinctive and characteristic which strengthen the setting of the Kent Downs AONB and provide historic and ecological value.

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 533m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office or play space. • The site is not easily accessible by foot to a bus stop, train station or close to a cycle route. • The site is greenfield and there are records of archaeological finds on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. • The site forms part of the setting of the Kent Downs AONB and provides opportunities for enhancement. Any development would need to be appropriately designed to address the sensitive landscape setting. 		

1. Site Information		
Number (linked to GIS database)	HO-27	
Site name/address	Land north of Howland Road, Marden	
Site area (ha)	2.42ha	
Approximate yield	55	
Site description	This level site comprises a number of scrub fields. It lies on the northern side of Howland Road and wraps round the rear (north) of a number of properties which themselves front Howland Road. The western boundary is defined with a hedge belt and to the north there is a further substantial tree belt beyond which is the railway line. The site fronts directly onto Howland Road in two places; at the western end between the properties Vine Cottage and 8 Grimwood cottages and at the eastern end between 7 Howland Cottages (listed building) and the property Bridgehurst (listed building). The site narrows towards the east; the proximity of the properties' rear gardens to the railway line creates a pinch point in the vicinity of 7 Howland Cottages.	
Current use	Scrub fields	
Adjacent uses	Residential properties fronting Howland Road. Railway line to the north; recreational playing field 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 555m 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;	R = Site is 6,336m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m	A = Site is 885m 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	G = Site is 273m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 0m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 489m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 550m from local employment provision G = Site is 205m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 489m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 521m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,067m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	A = Includes Grade 2 and 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. Site is adjacent to a listed building
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. Site is in close proximity to a conservation area
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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	A = The Landscape Character Assessment assesses the landscape of the wider area to be in good condition with a high sensitivity. Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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 = 289m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 890m from LWS, no likely impacts identified at this stage G = Site is 3,540m from LNR, no likely impacts identified

		at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is not previously developed land • The Landscape Character Assessment concludes that the landscape of the wider area is in good condition with a high sensitivity and a sensitive design with significant green infrastructure would be necessary as mitigation measures should the site be allocated in the Local Plan. • The site lies adjacent to 2 listed buildings, development of the site and mitigation measures should be investigated to offset any adverse impacts if this site is allocated. • The site is not easily accessible to a secondary school or a cycle route. 		

1. Site Information

Number (linked to GIS database)	HO-28
Site name/address	Land west of Wentways, Warmlake Road, Chart Sutton
Site area (ha)	0.52ha
Approximate yield	40
Proposed no. of pitches	N/A
Site description	Open agricultural fields generally flat, post and rail fence to south, sparse tree line.
Current use	Vacant (agricultural)
Adjacent uses	Mainly agricultural, some residential close by

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 479m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 3216m 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 1206m from the nearest primary school.
How far is the site from the nearest post office or	R = >800m	A = The site is 452m from the nearest post office.

convenience shop?	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 = The site is 11m 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 25m 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 384m 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 1626m from the nearest employment site. A = The site is 2348m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = The site is 25m 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 = The site is 5797m 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 305m 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 4920m 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 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 = Development is likely to harm the open character of the surroundings.
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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. The site does have specific comments from the Environment Agency though which are detailed in the commentary below.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 1234m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, primary school, train station, greenspace or post office.
- Environment Agency comments that “the area between Cliff Hill and Beresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.” This would need to be investigated and addressed further through a Flood Risk Assessment if the site is taken forward for allocation and subsequent development.

1. Site Information

Number (linked to GIS database)	HO-29
Site name/address	Mayfield Nursery, Ashford Road, Harrietsham
Site area (ha)	1.55ha
Approximate yield	47
Proposed no. of pitches	N/A
Site description	<p>The site is located on the eastern edge of Harrietsham village, south of the Ashford Road, where housing is far more dispersed than on the northern side of the road. The site consists of a large, relatively flat, unmanaged grazing field. The northern boundary of the site runs along the A20, Ashford Road. There are clear views into the site from the A20, mainly because the site lies below road level and the hedgerow along this boundary is intermittent.</p> <p>The eastern and western boundaries are defined by strong hedgerows with trees in places. A tree lined bank encloses the site at its southern boundary and shelters the site from views further south. This wide bank serves the Ashford-Maidstone railway line, which is partly visible through the trees.</p> <p>Two semi-detached dwellings abut the north west boundary of the site, near the point of access, and there is a derelict detached bungalow and two derelict outbuildings near the western boundary. These building were formerly in use as Mayfield Nursery. The dwellings north of the A20, opposite the site, can be described as a mix of 1-2.5 storey semi-detached and detached dwellings.</p> <p>The surrounding fields are in agricultural use.</p>
Current use	The site consists of a large, relatively flat, unmanaged grazing field.
Adjacent uses	Residential to north and west, open fields to the 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>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = The site is 288m from the nearest medical hub/GP.

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1626m 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 377m 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 2178m from a 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 187m 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 187m 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 521m 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 783m from the nearest employment site. A = The site is 2127m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

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

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 187m 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 911m 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 537m 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 = There is potential for adverse noise impacts from the A20 and the train line.
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 10815m 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.	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated. This site forms part of a rural setting on the outskirts of the village's eastern boundary, south of the A20, Ashford Road. The principle of development in this area has been established on northern side of the A20 but the land to the south remains rural in character. Long range views to the site are not an issue due to the topography of the land and adequate screening along all site boundaries. Site is in the Harrietsham to Lenham Vale Character Area which is of moderate condition but high sensitivity.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 581m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a secondary school, post office or service centre. • The site is greenfield. 		

1. Site Information		
Number (linked to GIS database)	HO-30	
Site name/address	Land to the rear of Elizabeth House, Grigg Lane, Headcorn	
Site area (ha)	0.40ha	
Approximate yield	4	
Proposed no. of pitches	N/A	
Site description	Approximately rectangular site extending northwards from rear of Elizabeth House. Site is level and in use for grassland/rough pasture. Surrounded by agricultural land to north and east; to west and east by a recent residential development, to south and east by residential properties. Site boundaries marked by native hedges with some mature trees. The site is level. Existing access to Grigg Lane via Elizabeth House.	
Current use	Agricultural, rough grassland/pasture	
Adjacent uses	Agricultural, residential (including doctors surgery)	
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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 673m from nearest GP or medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 9,198m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = The site is 788m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 5,307m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 347m from 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 = The site is 600m from the nearest '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 = the site is 1,926m 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 = The site is 5,588m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = This site is 600m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = This site is 703m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = This site is 333m 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 = This site is 11,846m from any AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 3a agricultural land

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = This site was assessed as being 'good' condition and of 'high' sensitivity within the landscape character assessment (2012). Whilst the site would be well suited for residential development in terms of its existing neighbours, there is a dominance of mature oaks within the pasture and a mature hedgerow – mitigation measures to preserve these could be detailed at the pre-application stage.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = This site is 2,178m from the nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW).
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = This site is 1,066m from the nearest 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 = This site is 408m from the nearest LWS</p> <p>G = This site is 5,858m from the nearest LNR</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to a variety of services including: GP and medical services, secondary school, post office, children's play space, publicly accessible greenspace, existing employment sites, bus stop or train station.
- This site is a greenfield site located within grade 3a agricultural land, furthermore the site is not located close to the urban area of Maidstone or a local service centre.
- If this site was carried forward to allocation stage the impact upon the landscape would require further investigation at a later stage in the development process.

1. Site Information		
Number (linked to GIS database)	HO-31	
Site name/address	Land south of Sutton Road, Langley	
Site area (ha)	47.07ha	
Approximate yield	931	
Site description	<p>This is a large site immediately south of Sutton Road and separated from the urban edge of Maidstone by Langley Park Farm West (an existing allocation in the Maidstone Borough-Wide Local Plan 2000)/Langley Park (the proposed re-allocation of Langley Park Farm West as part of the Maidstone Borough Local Plan process). Sutton Road forms an almost continuous boundary along the northern and eastern edge of the site.</p> <p>The site is visible from Sutton Road but is shielded for the most part by a box hedge along its boundary. When travelling towards the junction of Sutton Road and Horseshoes Lane, there are clear and uninterrupted views of the site's open nature and the spire at St Mary's Church, Langley, a Grade II* listed building. Similarly when travelling towards Maidstone from the south there are clear views of the site as it slopes gently upwards before levelling out nearer to Langley Park.</p> <p>The western edge of the site is in use as a golf driving range and a small number of large detached dwellings adjoin the south west corner of the site. The rest of the site's southern boundary follows the Loose stream which flows into Langley Loch. The site slopes downwards gently in a south easterly direction and the majority of the site is in horticultural use. The only building on the site is a steel framed horticultural building near the junction of Sutton Road and New Road. The central and eastern parts of the site are used to grow plants for Rumwood Nursery.</p>	
Current use	Golf driving range, nursery.	
Adjacent uses	Housing allocation, open countryside, nursery, residential.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 580m from the nearest Medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 1,735m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 847m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 946m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 16m 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 = 797m 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 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 = 292m from employment sites and G = 862m 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	G = Allocation will not lead to the loss of employment land/space

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	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.	G = Within or close to the 40% most deprived Super Output Areas within the country.
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 797m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4,025m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3,824m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	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 Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 2.3% R = Flood risk zone 3b = 2.3% A = Flood risk zone 2 = 2.6%
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development may be 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 = 786m from an AW/ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage: 1,002m from LWS and G = No likely impacts identified at this stage; 4,205m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered if the site is to be allocated, or in taking it forward for development in the future. This site is likely to be considered as EIA development and therefore the majority of these issues would be addressed during the EIA process:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land Approximately 10% of the site is within flood zones 2, 3a or 3b; which would need to be overcome during the design and layout consideration of this site. • This site is adjacent to the setting of a listed building which would need to this may be overcome during the design and layout consideration of this site. • This site is not in easy access of a cycle route, a train station or post office however, due to the scale of the proposed site some of these services could be provided as part of the development. 		

1. Site Information		
Number (linked to GIS database)	HO-32	
Site name/address	Louverne, Stede Hill, Harrietsham	
Site area (ha)	0.47ha	
Approximate yield	10	
Proposed no. of pitches	N/A	
Site description	<p>This is a small site, which lies approximately 500m to the north of Harrietsham village, in the open countryside of the North Downs Area of Outstanding Natural Beauty (AONB).</p> <p>The site comprises a portion of residential garden land within the curtilage of ‘Louverne’ to the east of Stede Hill, directly north of St John the Baptist Church and associated graveyard. The topography of the site is relatively flat, with the land to north of the site rising steeply. The site is close to the edge of the existing settlement boundary but is dislocated from the main built up area within Harrietsham. Site is surrounded by a residential dwelling to the north which is accessed from Stede Hill, open fields to the east and the Grade I listed St John the Baptist Church and associated graveyard to the south. There are several other residential dwellings along Stede Hill within reasonable proximity of the site.</p> <p>The site itself is screened from view from Stede Hill on its western, southern and eastern boundaries, but there are direct views of the site from ‘Louverne’ along the northern boundary.</p>	
Current use	Site is currently in use as a back garden, set within the curtilage of ‘Louverne.’	
Adjacent uses	There are open fields adjacent to the site’s eastern boundary. Other surrounding uses include residential to the north and a church 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>G = The site is 217m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1986m 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 474m 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 2528m 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 257m 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 259m 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 361m 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 687m from the nearest employment site. R = The site is 2472m 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-	A = Not within or close to the 40% most deprived Super	N/A

generating development in or close to (<2400m) deprived areas?	Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 259m 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 761m 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 306m 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 10662m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site forms the landscape to the Kent Downs AONB. The Landscape Character Assessment (2012) assessed the site as having 'very high' sensitivity ¹ .

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
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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 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 866m 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a post office or a service centre.
- The site is greenfield.
- The site overlooks the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting.
- The site is in close proximity to a Grade 2 listed building of which the setting should be protected as per the guidance in the NPPF 'Conserving and enhancing the historic environment.' There have also been archaeological remains found in the vicinity. These issues may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-33
Site name/address	Land north of Sutton Road, Langley
Site area (ha)	3.99ha
Approximate yield	100
Proposed no. of pitches	N/A
Site description	<p>The site is part of a larger site allocated in the Local Plan 2000 (policy H3). The A274, Sutton Road, forms a continuous boundary to the south of the site and Bicknor Wood screens the site in views from White Horse Lane to the north, and from the public footpath to the north-east. Apart from a sporadic hedgerow and two protected trees, the site's western boundary is not clearly defined where it merges with its adjacent previously allocated site to the west.</p> <p>To the south, the southern side of Sutton Road has an urban character and appearance along most of the frontage (Parkwood Estate). This would limit the intrusive effect of housing, since this part of Sutton Road is not wholly rural.</p> <p>Travelling east, the site is visible from Sutton Road and is screened only in parts by trees and hedging along the site's southern boundary. When travelling out of Maidstone the site marks an abrupt end to the town on the northern side of the road and its rural character and appearance make it part of Maidstone's countryside setting.</p> <p>The site is of higher landscape and (potentially) ecological importance than its adjacent site to the west and is more rural in character. There are a number of protected trees on, or adjacent to, the site.</p> <p>The principle of development on this site was established in the Local Plan 2000. It is considered that the site is well located with regard to existing services and is not subject to any major constraint that cannot be carefully mitigated. It has an extensive frontage to a main road, the A274, along which there are regular bus services into and out of Maidstone. It lies immediately opposite a major employment area, Parkwood Industrial Estate and adjacent to the residential area of Parkwood, which has a good range of shops and community services.</p>
Current use	Agriculture
Adjacent uses	Residential, commercial, agricultural, open countryside

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

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

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 829m from the nearest medical hub.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1228m 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 707m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 547m 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 225m 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 519m 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 330m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 15m from the nearest employment site. G = The site is 470m from the nearest service centre.

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

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 519m 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 3740m 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 1239m 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 = There is the possibility of noise pollution for dwellings alongside Sutton Road and in close proximity to Parkwood Industrial Estate.
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 2799m 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	A = Within an area where significant archaeological features are present, or it is predicted that such features	G = Not within an area where significant archaeological features have been found, or are likely to be found in the

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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	A = The Landscape Character Assessment (2012) describes the site as having moderate sensitivity ¹ as views are contained and the site has adjacent urban edge influences. The Maidstone site description identifies the site as being more sensitive than HO 123 and HO 02.
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.

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 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 415m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage although an ecological assessment would be needed in more detail through the pre-application and planning application processes if the site was considered for development. There are protected trees on and adjacent to the site.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP, post office, play space, train station or cycle route. • The site is greenfield. • Future occupiers of the site may be adversely impacted by noise/vibration on Sutton Road from the nearby Parkhill Industrial Site. This issue would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • There are protected trees on and adjacent to the site. 		

1. Site Information		
Number (linked to GIS database)	HO-34	
Site name/address	Land north of Pleasant Valley Lane, Dean Street, East Farleigh	
Site area (ha)	0.75ha	
Approximate yield	7	
Proposed no. of pitches	N/A	
Site description	Site comprises two paddocks with a small collection of stables/sheds. There are dwellings to east and west and woodland and farmland to north and south. Pleasant Valley Lane is an unmade public footpath sloping downhill to east.	
Current use	Paddocks	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 656m from the nearest medical hub.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2196m 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 762m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 710m 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 2161m 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 168m 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 the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2466m from the nearest employment site. G = The site is 652m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 168m 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 1850m 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 217m 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 2983m from the nearest AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	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 3a 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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The Landscape Character Assessment deems the site to have high sensitivity ¹ . The Assessment states expansion would detract from its rural character of historic buildings and settlements.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 426m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

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

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, secondary school or a post office. • The site is approximately 2000m from the nearest employment site and train station. • The site is greenfield and has 'high' sensitivity which is identified in the Landscape Character Assessment (2012). Any development would need to be appropriately designed to address the sensitive landscape setting. 		

1. Site Information		
Number (linked to GIS database)	HO-35	
Site name/address	Land at Dairy Lane, Chainhurst, Marden	
Site area (ha)	3.51	
Approximate yield	Not specified	
Site description	The site lies in the open countryside on Dairy Lane adjacent to Chainhurst (a small Hamlet), and removed from Marden Village further to the south by approximately 3km.	
Current use	Agricultural Greenfield	
Adjacent uses	Agricultural, 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 = Site is 3,376m from medical hub/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4,265m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1,703m from primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,419m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 672m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 1,946m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 784m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 2,658m from local employment provision R = Site is 3,383m from 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.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,946m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,258m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 879m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	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 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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = Site is 700m from ancient woodland or ancient semi-natural woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = Site is 1,018m from LWS, no likely impacts identified at this stage</p> <p>G = Site is 6,990m from LNR, no likely impacts identified at this stage</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- The landscape character assessment concluded that this area should be conserved, therefore any development has the potential to cause adverse impacts on the sensitive landscape area, mitigation measures should be investigated to offset these if the site is allocated.
- This site is not easily accessible to the nearest employment site, local service centre, bus stop, train station, cycle route, post office, primary or secondary school, medical/GP service or urban area.

1. Site Information		
Number (linked to GIS database)	HO-36	
Site name/address	Twelve Acre Farm, Grigg Lane, Headcorn	
Site area (ha)	0.99ha	
Approximate yield	30	
Proposed no. of pitches	N/A	
Site description	Approximately rectangular site extending northwards from Grigg Lane. Site is level and previously developed, various outbuildings and greenhouses on the land; the south of the site is rough grassland. Surrounded by agricultural land to north and west; to south, west and east is residential, and a village sports ground. Site boundaries marked by native hedges with some trees. The site is level. Existing single track access to Grigg Lane.	
Current use	Nursery	
Adjacent uses	Agricultural, residential, community facility	
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 = This site is 431m from the Maidstone Urban Area, or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = Site is 1,021m 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;	R = Site is 8,855m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	A = Site is 1,133m from the nearest primary school

	G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 4,960m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 10m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 906m from nearest 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 2,076m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,914m from the nearest local employment provision G = Site is 1,031m 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 906m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 998m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 410m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 11,915m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

	A = Partially 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 = Site is 2,178m from nearest 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 = Site is 647m from nearest 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 = Site is 967m from nearest conservation area.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Site is 564m from an identified archaeological feature/finds.
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 = Site is 2,832m from the Kent Downs AONB
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 and 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >Site is 913m from the nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = 1,113m from the nearest LWS

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	G = 3,952m from nearest LNR, no likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated • The site is not easily accessible by foot to the nearest cycle route, medical hub/GP, train station, bus stop, post office, primary or secondary school, public accessible greenspace, children's playspace or an existing employment area. 		

1. Site Information

Number (linked to GIS database)	HO-37
Site name/address	Highwoods Farm Packing Shed, Holly Farm, Holly Farm Road, Otham
Site area (ha)	0.41ha
Approximate yield	8
Proposed no. of pitches	N/A
Site description	The site contains a large single storey brick building with a corrugated, asbestos roof. There is also a yard area containing rocks, hardcore and vehicles etc. The land rises to the east. To the western boundary is a bank with trees upon it, shielding the site from the road. The site is located in a narrow rural lane in the open countryside, with only a scattering of residential dwellings in the vicinity. Grade II listed farmhouse opposite site.
Current use	Agricultural/potentially commercial
Adjacent uses	Agricultural and residential

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1148m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2496m 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 1822m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	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 737m 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 884m 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 55m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1333m from the nearest employment site. A = The site is 1698m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 884m 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 3198m 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 273m 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 3813m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the 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 has previously had planning permission refused and the subsequent appeal dismissed. The decision stated “residential development would further detract from the rural character and appearance of the countryside.” The site sensitivity as identified in the Landscape Character Assessment (2012) is ‘very high.’ ¹
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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 913m from an AW/ASNW.

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 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site would need to be appropriately designed as there has been a residential application refused specifically naming the landscape impact and the detracting of rural character and countryside as a contributing factor. • The site is located close to a listed building. Potential impacts on would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts regarding preserving the setting of the listed building. 		

1. Site Information		
Number (linked to GIS database)	HO-38	
Site name/address	Holly Farm, Holly Farm Road, Otham	
Site area (ha)	9.07ha	
Approximate yield	300	
Proposed no. of pitches	N/A	
Site description	This site is a large area of generally flat, open farmland, mainly fields it contains some poly tunnels and orchard, and small scale buildings/hard-standing. A public footpath runs through the site. There is a telephone exchange to the south and a scattering of dwellings in the vicinity. The site lies in a remote, rural location, upon a narrow, country lane.	
Current use	Agricultural/equestrian	
Adjacent uses	Agricultural and residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1032m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2212m 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 1560m 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 1699m 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 440m 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 671m 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 92m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1044m from the nearest employment site. G = The site is 1444m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 671m 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 2966m 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 2007m 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 3563m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the 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 (2012) assessed the site as having 'very high' sensitivity and any development would wholly lose the character, openness and appearance of the area.
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 650m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, post office or play space. • The site is also not easily accessible to a cycle route or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • The site is greenfield. • The site has a very high sensitivity in the Landscape Character Assessment (2012). • The site is in close proximity to a Grade 2 listed building of which the setting should be protected as per the guidance in the NPPF 'Conserving and enhancing the historic environment.' 		

1. Site Information

Number (linked to GIS database)	HO-39
Site name/address	Land at Iden Park, Cranbrook Road, Staplehurst
Site area (ha)	3.15ha
Approximate yield	85
Site description	The site comprises an approximately level triangular parcel of land to the south and east of the village of Staplehurst.
Current use	White land; open parkland formerly associated with Iden Manor.
Adjacent uses	Agricultural to north, south, west and east, residential to west, petrol station with outline planning permission for residential to west. Tennis and cricket club 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 613m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 8,685m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 695m from primary school
How far is the site from the nearest post office?	R = >800m	A = 448m from 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 = 7m 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 = 788m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1,433m from existing employment site G = 437m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = 788m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,747m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 909m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

of the impacts is unlikely to be achieved?	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	
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 = 661m 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; 2,112m 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; 61m from LWS G = No likely impacts identified at this stage; 351m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> This site is within close proximity to a LWS and adjacent to a Conservation Area, within the site there is an area that has been identified as having significant archaeological features/finds The site is not in easy access of a cycle route, train station or secondary school. 		

- The development of this site has the potential to cause adverse impacts on the local landscape as it's development would represent an intrusion into the rural area and not a natural extension to the existing village.

1. Site Information		
Number (linked to GIS database)	HO-40	
Site name/address	Monchelsea Farm, Cock Street, Boughton Monchelsea	
Site area (ha)	0.92ha	
Approximate yield	23	
Proposed no. of pitches	N/A	
Site description	The site appears to be in a mixed commercial use for Classes B1, B2 and B8 usage, with a haulage yard. There is a large brick built industrial building of very substantial mass to the western side of the site and a large area of hard surfacing to the eastern side. A building having the appearance of a capped oasthouse sits between the hard surfaced yard and the car parking area to the south. There are dwellings to the east, a scrub field to the west and beyond that a petrol station. There is also a dwelling to the west. Land levels are generally flat. The main building is highly visible in the countryside, including in long distance views.	
Current use	Industrial – B1, B2, B8.	
Adjacent uses	Residential, field and petrol station nearby	
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 1307m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1813m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m	A = The site is 895m 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 973m 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 1047m 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 876m 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 200m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 958m from the nearest employment site. G = The site is 1372m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 876m from the nearest bust stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4982m 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 458m 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 3108m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character as existing building has negative impact on long distance views across the open countryside due to its mass and appearance.

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. The site does have specific comments from the Environment Agency though which are detailed in the commentary below.
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 202m from an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan
Is the allocation of the site likely to impact upon a 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, primary school, train station, bus stop, play space or post office.
- The site is located 202m from an AW/ASNW. Potential impacts on the AW/ASNW would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts on the AW/ASNW.
- There are Conservation Area and listed building designations within 50m. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
- There are records of archaeological finds on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
- Environment Agency comments that “the area between Cliff Hill and Breresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.” This would need to be investigated and addressed further through a Flood Risk Assessment if the site is taken forward for allocation and subsequent development.
- Redevelopment of the site however could improve the landscape according to the Landscape Character Assessment (2012).

1. Site Information		
Number (linked to GIS database)	HO-41	
Site name/address	Land west of Hermitage Lane, Barming	
Site area (ha)	9.52ha	
Approximate yield	250	
Proposed no. of pitches	N/A	
Site description	Currently cultivated arable land. Adjacent to Hermitage Lane which is to the east of the site. The site comprises a one cultivated field and is largely flat in topography. There is planted borders to the boundaries of the site which includes some established planting. To the south of the site, there is a large warehouse building which is used for a B2/B8 business use. Beyond this is the urban area largely comprising residential development. To the west of the site is an area of ancient woodland bordered by footpath KB34 and with hermitage quarry beyond. Opposite the site to the east is the Maidstone Hospital and Hermitage Lane, a main route to the south of the Maidstone and Tonbridge and Malling borough and the M20 in the north.	
Current use	Cultivated arable land	
Adjacent uses	Existing SE Water underground reservoir to north. Woodland to west. Maidstone Hospital opposite site to the east and existing commercial warehouse to the south (B2/B8). (South west corner of site within Tonbridge & Malling BC boundary)	
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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = Site is 248m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = Site is 972m from the nearest secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 721m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 1,049m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 306m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 284m from the nearest Children's playspace
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	R = >300m (ANGST) G = <300m	G = <Site is 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = Site is 1,912m from the nearest existing employment site G = Site is 536m 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-	A = Not within or close to the 40% most deprived Super	N/A

generating development in or close to (<2400m) deprived areas?	Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 284m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 955m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,799m 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	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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	A = Site is 8m 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 = Site is 560m from LWS G = Site is 1,552m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is within greenfield and not previously developed land • The site lies adjacent to an ancient woodland or semi-natural woodland • The site is not within easy foot access of a cycle route, train station or post office 		

1. Site Information

Number (linked to GIS database)	HO-42
Site name/address	The Walled Gardens, Barham Court, Tonbridge Road, Teston
Site area (ha)	0.31ha
Approximate yield	10
Proposed no. of pitches	N/A
Site description	Former historic walled gardens relating to Barham Court. Site includes some TPO trees and protection afforded from Conservation Area designation. Access over private driveway. Not visible from Tonbridge.
Current use	Wooded grounds
Adjacent uses	Residential to west, Barham Court (conference facilities) to east, agricultural 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?	R = Not adjacent 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 1132m 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 4146m 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 2362m from the nearest secondary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = The site is 205m 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 243m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 162m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 386m from the nearest green space.
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 2571m from the nearest service centre. R = The site is 3746m from the nearest employment site.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 162m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1556m 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 300m 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 2933m 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and

	N = No information available at this stage	allocated for development in the Local Plan
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The current site condition is very good as described in the Landscape Character Assessment (2012). Any new development would likely need the woodland site to be cleared.

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
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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 = The site is 601 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not within the Maidstone Urban area nor is it within 1000m of a medical hub or primary and secondary education. • The site is not very accessible to employment provision (over 2000m away) and is also 1500m away from the nearest train station. • The wooded site is close to a conservation area and to previous archaeological finds. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes. 		

1. Site Information

Number (linked to GIS database)	HO-43
Site name/address	Land at Heathfield, Heath Road, Coxheath
Site area (ha)	4.25ha
Approximate yield	128
Proposed no. of pitches	N/A
Site description	Farmland, well established front boundary hedging onto Heath Road
Current use	Agricultural land
Adjacent uses	Residential to west, farmland to north, orchards to east, open land to 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 327m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 922m 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 471m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	A = The site is 624m 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 = The site is 979m 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 666m 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 581m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2704m from the nearest employment site. G = The site is 523m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 666m 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 2797m 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 919m 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 3139m 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	R = Does not include previously developed land.

developed land?	A = Partially 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.

<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>G = Not within or adjacent to the Green Belt</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. The impact on long distance views across Medway Valley and the North Downs could be mitigated.</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</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1.</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate.</p>
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</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = The site is 895m from an AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to a post office, play space or greenspace.
- The site is almost 2000m from the nearest employment site and not easily accessible to a bus stop, train station or cycle route.
- The site is greenfield. Any development would need to be appropriately designed to address landscape impact.

1. Site Information		
Number (linked to GIS database)	HO-44	
Site name/address	Land at Vicarage Field, Linton Hill, Linton	
Site area (ha)	1.92ha	
Approximate yield	24	
Proposed no. of pitches	N/A	
Site description	This site is a ploughed agricultural field, with land levels rising towards the centre and falling towards the edges. It lies in a Special Landscape Area and partly within Linton Conservation Area. There is some overgrown, vacant land to the north with a large orchard towards its western side. To the south and west are mainly dwellings. There are also some allotments to the south. The site is an important visual gap giving fine long distance views to a ridge many miles beyond. It lies upon a main arterial route, the A229, into Maidstone.	
Current use	Agricultural	
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 = The site is 1542m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1384m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	R = The site is 1777m 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 1823m 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 135m 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 adjacent to a play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 12m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3695m from the nearest employment site. A = The site is 1722m 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.	N/A

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is adjacent to a bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 4377m 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 544m 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 road noise from the 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 4355m 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. (3408m of which is Grade 1).
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not in close proximity to the Kent Downs AONB

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site in the Landscape Character Assessment has a 'high' sensitivity ¹ . The Assessment explains that the site is an important visual gap, which is highly visible from the road and public footpath network. It makes a strong, positive contribution to the open character and scenic quality of the Special Landscape Area, particularly because of the topography in this area.

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	G = The site is 966m from the nearest AW/ASNW.

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."

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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary school, train station, cycle route, service centre or a post office. The site is also almost 4000m from the nearest employment site. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • The site has the potential for noise problems due to the A229, and it has high sensitivity in Landscape Character Assessment (2012). Any development would need to be appropriately designed to address the sensitive landscape setting. • The site lies is within Linton Conservation Area. This issue would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-45	
Site name/address	Land at Marden Cricket and Hockey Club, Stanley Road, Marden	
Site area (ha)	4.17ha	
Approximate yield	125	
Site description	<p>This rectangular, level site lies at the southern edge of Marden village, to the east of Albion Road and to the south of Stanley Road/South Road. The site comprises pitches, courts and small ancillary buildings used in association with Marden Hockey and Cricket Club. At the western corner of the site is a pavilion building which overlooks a grassed sports area, understood to be a cricket pitch. Further east, and fronting Stanley Road, are two tennis courts and to the rear (south) of these a parking area. East of this again is an artificial sports pitch. A rough grassed area of land is at the far eastern end of the site. This area was not formally laid out as a sports pitch at the time of the site visit (March 2013).</p> <p>The boundary to Stanley Road/South Road comprises a chain linked fence and shrub/hedgerow. The eastern boundary is a more substantial tree belt and the southern and western boundaries comprise a mix of trees and hedges.</p> <p>There is gated access point into the cricket field from Albion Road. There is a further vehicular access from Stanley Road, situated approximately half way along the length of the site, adjacent to the tennis courts.</p> <p>Within the site sports pitches are generally separated from one another with chain link fences. There is a substantial hedge along two sides of the tennis courts.</p> <p>There is a telecommunications mast sited in the south east corner of the site.</p>	
Current use	Sports fields	
Adjacent uses	Residential properties facing the site on the north side of Stanley Road/South Road and on the western side of Albion Road. Immediately to the south of the site is a further residential property, The Howlands and agricultural land. To the east is an area of rough grass 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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p>	<p>A = Site is 502m from GP/Medical Service</p>

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6592m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 753m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 252m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 0km from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 256m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 129m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 603m from local employment site G = Site is 154m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 256m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 573m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,007m from a 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	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not in close proximity to the Kent Downs AONB

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

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 502m from nearest ancient woodland/semi-natural woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage

	G = No likely impacts identified at this stage	
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 1,013m from LWS, no likely impacts identified at this stage G = Site is 3,508m from LNR, no likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is not previously developed land • This site is located adjacent to a listed building and within close proximity to a conservation area, so sensitive design will need to be incorporated if the site is allocated in the Local Plan. • The site is not easily accessible to the nearest cycle route or secondary school. 		

1. Site Information		
Number (linked to GIS database)	HO-46	
Site name/address	Land at Ham Lane, Lenham	
Site area (ha)	2.99 ha	
Proposed yield	77	
Proposed no. of pitches	N/A	
Site description	<p>This site lies to the west of Lenham, just outside of the village boundary and in the setting of the AONB.</p> <p>The site comprises a flat parcel of land to the west of Ham Lane, directly south of Ashford Road, accessed via Ham Lane. The land rises to the north of Ashford Road revealing clear views of the North Downs.</p> <p>The site is surrounded by open fields to the north and south, and residential dwellings to the west and along Ham Lane to the east. An established hedgerow on the eastern boundary of the site provides good screening at ground level. The southern boundary of the site comprises a mixture of trees and fences, providing views of a new residential development that is under construction to the south east of the site.</p> <p>A decaying concrete barn located on the southern edge of the site, is likely to have been in agricultural use.</p>	
Current use	Agricultural land used for grazing	
Adjacent uses	Residential, agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = The site is 1183m 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 = The site is 316m from the nearest secondary school.</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 514m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 850m 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 121m 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 85m 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 2m away 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 138m from the nearest employment site. G = The site is 793m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	N/A

		Output Areas within the country.	
SA Topic: Transport and Accessibility			
Appraisal Question		Criteria	Answer/Evidence
How far is the site from the nearest bus stop?		R = >800m A = 400 - 800m G = <400m	G = The site is 85m 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 564m 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 877m 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 = There is potential for noise impacts from the A20 Ashford 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 12079m 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.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site forms part of the setting of the Kent Downs AONB. The Landscape Character Assessment (2012) assessed the area as having moderate condition and very high sensitivity.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 40m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre, post office, train station and is some distance from a cycle route. • The site is greenfield. • The site forms part of the setting of the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting. • Future occupiers of the site may be adversely impacted by and noise/vibration from the nearby A20. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. 		

1. Site Information

Number (linked to GIS database)	HO-47
Site name/address	The MAP Depot, Goudhurst Road, Marden
Site area (ha)	5.53ha
Proposed yield	125
Site description	<p>Part Greenfield part pdl. Situated on west side of B2079 Goudhurst Road, the site comprises the former Marden Agricultural Packers (MAP) Depot (now in use by G G Tomkinson and other companies). These are located on the southern side of the site and accessed by an existing concrete roadway that also serves some dwellings at Gravelpit Farm some 325m to the west. The buildings are surrounded by hardstanding/car park areas. The remaining part of the site is a grass field not actively grazed. The currently defined village envelope of Marden (MBWLP 2000) extends just beyond the site on the eastern side of Goudhurst Road. The site is at lower level than Goudhurst Road which is bounded by a post and rail fence. The site is level. The western site boundary is marked by trees and a land drain. The northern boundary is marked by a ditch. The NE corner of the site bounds four dwellings which have established hedge boundaries with the site.</p> <p>There is a mixture of detached, semi-detached and terraced dwellings on the east side of Goudhurst Road that face the site.</p> <p>South of the site is West Field House a large dwelling in substantial grounds. The boundary with the site is marked by a close boarded fence and also hedge and trees further west into the site.</p> <p>The roof of the largest existing building is partially visible above West Field House when travelling northwards towards Marden on the Goudhurst Road, otherwise the field is not visible until West Field House is passed.</p> <p>From the NW corner of the site across adjoining fields to the north lies the Ashford-Tonbridge railway line which is on a tree lined embankment at this point. The railway line limits views to the north.</p> <p>The land to the west of the site is open level farmland with large fields bounded by established tree and hedge networks.</p>
Current use	Grass field and commercial uses in existing buildings
Adjacent uses	Residential and beyond site agricultural

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 448m from nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6,895m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 138m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 700m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 373m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 225m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 748m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre)	R = >2400m A = 1600-2400m	G = Site is 417m from local employment provision G = Site is 659m from local service centre

	G = <1600m	
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 225m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 559m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 981m from nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = 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	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 Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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: 3b 6.8% A = Flood risk zone 2: 21.8%, zone 3a 9.3%
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 A = Exception test is required	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	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,595m 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 = Site is 2,087m from SSSI, 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 = Site is 1,641m from LWS, no likely impacts identified at this stage G = Site is 4,605m from LNR, no likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> This site is 16% within flood zone 3a and 3b which would cause adverse impacts for development, however the rest of the site might still be capable of development albeit for a lower yield. This site is not easily accessible to the nearest cycle route or secondary school 		

1. Site Information		
Number (linked to GIS database)	HO-48	
Site name/address	Land at Glebe Gardens, Lenham	
Site area (ha)	1.34ha	
Approximate yield	11	
Proposed no. of pitches	N/A	
Site description	<p>This site lies to the east of Lenham, just outside of the village boundary.</p> <p>The site comprises a parcel of rough overgrown scrubland to the east of Glebe Gardens, directly south of Old Ashford Road. The northern portion of the site contains the village pond, and a stream runs along the eastern boundary of the site.</p> <p>The site is well-connected with the village of Lenham and is surrounded by an established residential development to the west, some residential dwellings to the north, and open fields to the east and south which are in agricultural use.</p> <p>Due to the number of trees, the site is well screened from all aspects.</p>	
Current use	Site does not appear to be in any use, and is essentially an overgrown scrubland.	
Adjacent uses	There is an established residential development adjacent to the site's western boundary, and dwellings to the north. Other surrounding uses include agriculture to the east and 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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = The site is 117m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>G = The site is 862m from the nearest secondary school.</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 674m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = The site is 310m 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 499m 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 604m 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 657m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 319m from the nearest employment site. G = The site is 248m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 604m 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 1029m 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 587m 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 13500m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

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.	there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) classifies the condition of the wider landscape as good with a high sensitivity assessment as part of the setting of the AONB.
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 738m from an AW/ASNW.

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist such as Great Crested Newts in the area of woodland and the pond on the site.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- Not previously developed land
- The area has a high landscape sensitivity as part of the setting of the Kent Downs may need development to be appropriately designed to address the sensitive landscape setting.
- Any proposed development would be adjacent to Tanyard Farmhouse listed building and less than 100m from Lenham Conservation Area. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes.
- The site is some distance from the rail station

1. Site Information

Number (linked to GIS database)	HO-49
Site name/address	466-470 Loose Road, Maidstone
Site area (ha)	0.53ha
Approximate yield	5
Proposed no. of pitches	N/A
Site Description	<p>The site is within the urban area of Maidstone, some 25m to the south of the junction with Anglesey Avenue. The site incorporates the curtilages of 466, 468 and 470 Loose Road, which lies to the south of Maidstone town centre. 466 Loose Road is a relatively large two storey (detached) dwelling; 468 Loose Road is a modestly sized detached bungalow; and 470 Loose Road is a two storey semi-detached property. All three properties have good sized gardens. These properties are set back more than 15m from Loose Road (A229), with off-street parking and vehicle access onto this highway.</p> <p>The eastern boundary of the site fronts onto Loose Road; the southern boundary runs along the rear boundaries of the bungalows in Anglesey Avenue (and the side boundary of 472 Loose Road); the western boundary runs along the rear boundaries of properties in Skye Close (with the closest neighbour, 7 Skye Close, being some 10m from the application site's western boundary); and the northern boundary in part runs along the southern end of Melrose Close, the side (southern) and rear (western) boundaries of 464 Loose Road and part of the side (southern) boundary 462 Loose Road. All of the surrounding properties that share a boundary with the site are two storey, except for the four bungalows fronting onto Anglesey Avenue. It should also be noted that the properties in Melrose Close (closest to this proposal) do have additional living accommodation in the roof space. The application site is relatively flat with well-maintained lawn areas and relatively large areas of hardstanding to the front.</p> <p>The outer boundaries of the application site largely consisted of 1.8m high close boarded fencing, walls and well established hedging, mostly more than 2m in height; and to the front of the site was a low level brick wall to 470 Loose Road, low level close boarded fencing to 468 Loose Road and a low level ragstone wall to 466 Loose Road. The two Purple Beech trees to the front of the site are protected under Tree Preservation Order no.11 of 2007.</p>
Current use	Residential
Adjacent uses	Residential and YMCA Sports Centre

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

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

	G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 239m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 426m 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 916m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 822m 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 adjacent to a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 564m 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 851m from the nearest employment site. G = The site is 107m 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	G = Allocation will not lead to the loss of employment land/space.

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 564m 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 2283m 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 336m 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	A = The site is 682m from an AQMA.
SA Topic: Water resources and quality		

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	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	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	features have been found, or are likely to be found in the future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The site would impact neighbouring houses affecting the grain of development. The council has commented that the allocation for residential development would be inappropriate due to current landscape guidance.

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
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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 = The site is 1640m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest post office or train station. • The site is greenfield, described as a 'backland garden development' by the Council's site pro forma. • If this site is taken forward, NPPF paragraph 53 has guidance regarding residential garden development. • The site has had a previous application refused, citing the change in landscape as a key reason. Any development would have to be appropriately designed to mitigate any potential adverse impact. 		

1. Site Information		
Number (linked to GIS database)	HO-50	
Site name/address	The Mote Cricket Club, Willow Way, Maidstone	
Site area (ha)	10.04ha	
Approximate yield	40	
Proposed no. of pitches	N/A	
Site description	<p>The site of the cricket club is within Mote Park. This is within the urban area of Maidstone but by virtue of its park location is open in character. The park is a designated historic park.</p> <p>The specific areas identified for residential development are an existing rugby pitch and adjacent to a cricket pitch. These facilities are likely to be needed to be replaced in order to satisfy Sport England.</p> <p>The surrounding land use is parkland, a leisure centre and residential.</p>	
Current use	Sports club	
Adjacent uses	The surrounding land use is parkland, a leisure centre and residential.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = The site is 616m 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>	G = The site is 472m from the nearest secondary school.
How far is the site from the nearest primary school?	<p>R = >1200m</p>	G = The site is 588m from the nearest primary school.

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 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	G = The site is adjacent to a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 46m 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 76m from the nearest employment site. G = The site is 462m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 46m 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 1324m 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 1291m 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	A = The site is 763m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land.

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of 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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = Likely adverse impact on the character of the area from sports field to residential development.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 1471m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	A = Potential impacts identified by County Council

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	Ecologist include the adjacent LWS and the hedgerows which could contain notable protected species.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP, train station or cycle route. • The site is greenfield. • There are potential ecological constraints which may need to be investigated further along with an archaeological assessment likely to be required as the site is designated as a Historic Park and there have been finds in close proximity. • The site currently contains outdoor sports pitches and if the site is developed for residential use these facilities would be lost. 		

1. Site Information

Number (linked to GIS database)	HO-51
Site name/address	Hockers Farm, Phase 1, Orchard View, Detling
Site area (ha)	0.26ha
Approximate yield	7
Proposed no. of pitches	N/A
Site description	Farm buildings, undulating, hard surfacing, scrub.
Current use	Agricultural
Adjacent uses	Residential to south, paddocks to east, open/agricultural to north and 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?	R = Not adjacent 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 1380m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2917m 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 2114m from the nearest primary school.
How far is the site from the nearest post office or	R = >800m	G = The site is 358m from the nearest post office.

convenience shop?	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 = The site is 433m 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 1731m 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 4m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2127m from the nearest employment site. A = The site is 1810m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1731m 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 1779m 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 212m 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 close to the M20 and would have associated noise impacts.
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 3367m 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 = 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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The site falls within the AONB and provides the setting to the Kent Downs. The Landscape Character Assessment (2012) refers to the site as having a 'high' sensitivity ¹ .
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 297m from an AW/ASNW.

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 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
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, play space or green space. • The site is also not easily accessible by foot to a bus stop or train station. The nearest service centre is over 2000m away. • Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development. 		

1. Site Information

Number (linked to GIS database)	HO-52
Site name/address	Hockers Farm, Phase 2, Orchard View, Detling
Site area (ha)	1.07ha
Approximate yield	12
Proposed no. of pitches	N/A
Site description	Gentle rising slope north, paddocks, west borders gardens, to the east are agricultural fields.
Current use	Paddocks
Adjacent uses	Residential, agricultural

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1936m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2963m 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 2156m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	G = The site is 199m 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 = The site is 235m 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 1781m 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 green space.
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 2149m from the nearest employment site. A = The site is 1861m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1781m 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 1814m 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 = The site is close to the M20 and would have associated noise impacts.
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 3404m 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>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site falls within the AONB and provides the setting to the Kent Downs. The Landscape Character Assessment (2012) refers to the site as having a 'high' sensitivity ¹ .

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an	R = Includes AW/ASNW	A = The site is 336m from an AW/ASNW.

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."

Ancient Woodland (AW) or Ancient Semi-Natural 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space.
- The site is also not easily accessible by foot to a bus stop or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.

1. Site Information

Number (linked to GIS database)	HO-53
Site name/address	Hockers Farm, Phase 3, Orchard View, Detling
Site area (ha)	5.28ha
Approximate yield	70
Proposed no. of pitches	N/A
Site description	Paddocks, agricultural land, low fencing, adjoining footpaths.
Current use	Paddocks, agricultural land
Adjacent uses	Residential, footpaths, agriculture

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1698m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2762m from the secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1884m from the primary school.
How far is the site from the nearest post office?	R = >800m	G = The site is 238m 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 = The site is 224m 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 1553m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2102m from the nearest employment site. A = The site is 1625m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1553m 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 1546m 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 1133m 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 close to the M20 and would have associated noise impacts.
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 3267m 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site falls within the AONB and provides the setting to the Kent Downs. The Landscape Character Assessment (2012) refers to the site as having a 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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 62m from the nearest AW/ASNW.

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 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, play space or green space.
- The site is also not easily accessible by foot to a bus stop, cycle route or train station. The nearest service centre is over 2000m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.

1. Site Information

Number (linked to GIS database)	HO-54
Site name/address	Land to the north of Heath Road, Coxheath
Site area (ha)	2.57ha
Approximate yield	50
Proposed no. of pitches	N/A
Site description	Orchards, front boundary hedging, farmland to rear and side.
Current use	Orchard
Adjacent uses	Farmland to rear and 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?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 472m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 753m 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 631m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	A = The site is 784m 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 = The site is 810m 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 859m 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 412m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2846m from the nearest employment site. G = The site is 683m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 859m 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 2999m 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 685m 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 3195m 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?	A = Partially 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.

<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>G = Not within or adjacent to the Green Belt</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 = There is potential to impact long distance views across Medway Valley and the North Downs.</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</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1.</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate.</p>
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</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = The site is 1097m from an AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical hub/GP, post office, play space, greenspace, bus stop or train station. The nearest employment site is almost 3000m away.
- The site overlooks the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting.

1. Site Information

Number (linked to GIS database)	HO-55
Site name/address	Land adjacent to Cross Keys/Roundwell, Bearsted
Site area (ha)	4.69ha
Approximate yield	49
Proposed no. of pitches	N/A
Site description	<p>The site comprises a parcel of land located to the east of Cross Keys to the west of Sutton Street and to the south of The Street/Roundwell. The site borders the urban boundary.</p> <p>The site has a fluctuating topography consisting of a flat plateau running through the middle of the site alongside the river, and areas of land that rise steeply towards Cross Keys and Sutton Street.</p> <p>The land is largely not maintained and includes grassed areas and established trees and planting.</p>
Current use	Rough grassland
Adjacent uses	Residential and Land for grazing

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = The site is 695m 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 3039m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 906m from the nearest primary school.

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 817m 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 less than 10m from 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 = The site is 476m 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 284m from the nearest service centre. R = The site is 2980m from the nearest employment site.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

	G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 476m 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 741m 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 1260m 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 3772m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists	A = Within an area where significant archaeological features are present, or it is predicted that such features	A = Within an area where significant archaeological features are present, or it is predicted that such features

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Opportunity to enhance landscape character of which the current condition is defined as poor in the Landscape Character Assessment (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 = Approximately 44% of the site is located 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	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted

technical guidance.		
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 740m away from an AW/ASNW).
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is greenfield and not previously developed. • The site is not easily accessible by foot to the nearest post office and over 1000m from the nearest cycle route. • The area within Flood Zone 3b should be excluded from the developable area if the site is to be allocated in the Local Plan. • An archaeological assessment would need to take place for the site if there was to be any development forthcoming and mitigation measures implemented to address any potential adverse impacts. • Any proposed development would also be in close proximity to a listed building and fall within a Conservation Area. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes. 		

1. Site Information

Number (linked to GIS database)	HO-56
Site name/address	Herts Farm, Old Loose Hill, Loose
Site area (ha)	1.27ha
Approximate yield	30
Proposed no. of pitches	N/A
Site description	Site shelves in southerly direction. Agricultural use – orchard land. Hedgerows on front. Set back from Loose Road.
Current use	Orchards
Adjacent uses	Open fields/agriculture. Residential opposite and 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 = Site is 1,300m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 573m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1,354m from the nearest primary school
How far is the site from the nearest post office or	R = >800m	A = Site is 554m from the nearest post office

convenience shop?	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 = Site is 751m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = >300m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 328m 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 = Site is 2,181m from existing employment site G = Site is 1,426m from 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.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 744m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,932m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 593m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 3a agricultural land	A = Includes Grade 2 agricultural land

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

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,141m from an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 328m from LWS

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	G = Site is 3,111m from an LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is greenfield and not previously developed land • The site is within close proximity of archaeological features or finds and a Conservation Area, the impact upon these may need further investigation should the site be allocated • The site has poor access to a train station, primary school and GP/medical service 		

1. Site Information

Number (linked to GIS database)	HO-57
Site name/address	The Old Quarry, Well Street, Loose
Site area (ha)	0.20ha
Approximate yield	4
Proposed no. of pitches	N/A
Site description	Woodland, land rises away from road, narrow lane, no street lighting
Current use	Woodland
Adjacent uses	Agriculture, residential 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?	R = Not adjacent 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 = Site is 1,238m from nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 1,006m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1,211m nearest primary school
How far is the site from the nearest post office or	R = >800m	A = Site is 621m from the nearest post office

convenience shop?	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 = Site is 894m from 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 = >300m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	R = >300m (ANGST) G = <300m	G = Site is 167m 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 = Site is 2,011m from nearest employment site G = Site is 1,290m from 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 883m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = site is 2,628m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 176m from nearest cycle route

SA Topic: Air quality and causes of climate change

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

developed land?	A = Partially within previously developed land G = Entirely within previously developed land	
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 825m from upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 358m from LWS G = Site is 2,905m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- This site is greenfield and not previously developed land
- This site lies within a conservation area and adjacent to a listed building, any development of the site may cause adverse impacts but mitigation may be possible to offset these impacts if the site is allocated
- The site is not in easy access of the nearest train station, bus stop, primary school or medical/GP service

1. Site Information

Number (linked to GIS database)	HO-58
Site name/address	Land south of Eyhorne Street, Hollingbourne
Site area (ha)	1.46ha
Approximate yield	17
Site description	This flat field/pasture land is located in the countryside and a SLA, but also in between the built up areas of Hollingbourne village which are spread either side of the substantially raised railway line – to the south Hollingbourne has a designated village envelope. This land is on the south-east side of the B2163 Eyhorne Street, with its 60m frontage between the small residential cul -de-sac of Claygate and the 2* listed residential property of Godfrey House. This frontage has an established tree/hedge line. Its rear (south-east) boundary consists of dense tall vegetation but its south boundary only low vegetation. There are open fields and pasture land to the rear, and to the south these rise quite steeply. A public footpath KH198 runs quite close behind these boundaries. Much further south-eastwards on higher land is public footpath KH200.
Current use	Field/pasture
Adjacent uses	Residential properties adjacent to south- west and north-east. Fields/pasture adjacent to east 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?	R = Not adjacent 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 = Site is 3,832m from GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 5,982m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 259m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,527m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 318m from outdoor sports
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 338m 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 27m from accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,330m from employment site R = Site is 3.616m from the nearest service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	N/A

Output Areas within the country.		
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 338m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 420m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 525m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = There are potential noise problems from the close by railway line and B2163.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is 6,954m of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence

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

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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 = Site 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
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible to the nearest secondary school, medical hub/GP, employment site, post office or service centre. • Future occupiers of the site may be adversely impacted by noise from the nearby railway and/or the B2163. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site is greenfield. • The site is adjacent to Godfrey House listed building. Potential impacts on would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts and preserving the setting of the listed building. 		

1. Site Information		
Number (linked to GIS database)	HO-59	
Site name/address	The Parsonage, land south of Marden	
Site area (ha)	7.97ha	
Approximate yield	239	
Proposed no. of pitches	N/A	
Site description	The site is located on the southern edge of Marden and east of Goudhurst Road. The northern and western perimeters of the site abut the village envelope, while the southern and eastern perimeters are less defined and adjoin fields in the open countryside. The site is relatively flat for the most part, but slopes gently from west to east, with the highest point of the site being the north east section. There are strong hedgerow and tree boundaries around the entire site perimeter and the orchards are divided by a poplar shelterbelt.	
Current use	The site consists of two large orchards	
Adjacent uses	Residential, agriculture	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = Site is 335m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6872m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = Site is 152m from the nearest primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 366m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = site is 0m from the nearest outdoor sports facilities
How far is the site from the nearest children's play	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 51m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 311m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 429m from the nearest employment site G = Site is 329m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 51m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 475m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,360m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = 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 and 3 agricultural land
Will allocation of the site make use of previously	R = Does not include previously developed land	R = Does not include previously developed land

developed land?	A = Partially 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	A = The Landscape Character Assessment assesses the landscape of the wider area to be in good condition with a high sensitivity. Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,207m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 1,421m from a LWS, no likely impacts identified at this stage G = Site is 4,114m from a LNR, no likely impacts identified at this stage.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is not previously developed land
- The Landscape Character Assessment concludes that the landscape of the wider area is in good condition with a high sensitivity and a sensitive design with significant green infrastructure would be necessary as mitigation measures if the site is allocated in the Local Plan.
- The site is not easily accessible to a secondary school or a cycle route

1. Site Information		
Number (linked to GIS database)	HO-60	
Site name/address	Land at Oakapple Lane, Barming	
Site area (ha)	2.68ha	
Approximate yield	80	
Proposed no. of pitches	N/A	
Site description	The land is laid out in small parcels with hedgerows along the east and west sides with additional hedgerows running across the site east to west (just north of the middle). Public footpath KM12 runs down the western side (in the northern part) before crossing diagonally across the site to the south east corner public footpath KM11 runs along the southern boundary of the site. To the east of the site is Oakwood Hospital cemetery with residential development (in Broomshaw Road) to the south. To the north of the site is an agricultural field (land west of Hermitage Lane site). To the west are open fields. The site is accessed from an unmade track leading to Oakapple Lane to the east.	
Current use	Equestrian	
Adjacent uses	South – residential. West – open land/agricultural. North – agricultural. East – Oakwood Hospital cemetery and then residential 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 415m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1273m 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 476m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 782 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 342m from the nearest outdoor sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 321m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2255m from the nearest employment site. G = The site is 327m 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	G = Allocation will not lead to the loss of employment land/space.

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 321m 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 1364m 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 774m 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 = Traffic noise would be an issue as would vibration from nearby Gallagher's Quarry to the West where there is regular blasting.
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 = The site is 591m 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	A = Within an area where significant archaeological features are present, or it is predicted that such features	G = Not within an area where significant archaeological features have been found, or are likely to be found in the

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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	G = The current condition of the land is poor and has been assessed as having very low sensitivity in the Landscape Character Assessment (2012) ¹ .

SA Topic: Flood Risk

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

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."

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	A = The site is 18m from an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> The site is not easily accessible by foot to the nearest post office, medical hub/GP, train station or cycle route. Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby Gallagher's Quarry to the West. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. The site is located only 18m from an AW/ASNW. Potential impacts on the AW/ASNW would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts on the AW/ASNW. 		

1. Site Information

Number (linked to GIS database)	HO-61
Site name/address	Land adjoining Fishers Oast, Fishers Farm, Fishers Road, Staplehurst
Site area (ha)	0.87ha
Approximate yield	25
Site description	<p>The site is located to the east of Staplehurst. To the west of the site are residential properties. To the north of the site is the railway that serves Staplehurst (and connects it to London). To the east of the site are further open fields. To the south of the site are open fields that are also subject to a submission as part of the ongoing SHLAA process.</p> <p>There are a number of small trees within the site although there are no TPOs served upon these.</p> <p>There are no ponds within the site, although there are a larger number located immediately to the east of the site.</p> <p>Public footpath KM296 runs through the northern sector of the site.</p> <p>The land is generally flat, although there is a slight fall from north to south.</p>
Current use	Agricultural.
Adjacent uses	Residential and agricultural.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 1,030m from medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 7,162m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 936m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 203m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 351m 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 = 590m 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 = 351m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 221m from local employment provision and G = 996m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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 = Site is 590m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Site is 384m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 519m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 1,984m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage 1,001m

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	from LWS and G = No likely impacts identified at this stage 1,197m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • This site is not in easy access of a secondary school or medical/GP service 		

1. Site Information

Number (linked to GIS database)	HO-62
Site name/address	Land at Forstal Lane, Coxheath
Site area (ha)	7.85ha
Approximate yield	236
Proposed no. of pitches	N/A
Site description	Grazing land/well established front and east boundary hedging, land levels significant undulation in eastern half.
Current use	Grazing
Adjacent uses	Residential to 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 333m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 965m 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 334m from the nearest primary school.
How far is the site from the nearest post office or	R = >800m	A = The site is 509m from the nearest post office.

convenience shop?	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 = The site is 1093m 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 467m 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 381m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2372m from the nearest employment site. G = The site is 405m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m	A = The site is 467m 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 2444m 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 1142m 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 2929m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated. The impact on long distance views across Medway Valley and the North Downs could be mitigated
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 549m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> The site is not easily accessible by foot to a post office, play space, greenspace. 		

- The site is not easily accessible to bus stop, train station or cycle route and the site is almost 2500m from the nearest employment site. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- The site is greenfield. Any development would need to be appropriately designed to address landscape impact.

1. Site Information		
Number (linked to GIS database)	HO-63	
Site name/address	Land at Hubbards Lane/Haste Hill Road, Boughton Monchelsea	
Site area (ha)	0.64ha	
Approximate yield	19	
Proposed no. of pitches	N/A	
Site description	Rough grassland, well established hedgerows.	
Current use	Vacant grassland	
Adjacent uses	Residential on two sides	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = Site is 1,651m from nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 359m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 829m from nearest primary school
How far is the site from the nearest post office or	R = >800m	A = Site is 635m from nearest post office

convenience shop?	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 = Site is 594m 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 = 773m 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 170m from publicly accessible green space
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 = Site is 2,383m from employment provision A = Site is 1,823m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 773m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,566m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 327m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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 3a agricultural land G = Does not include 1, 2 or 3a 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	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	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,060m from an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 796m from LWS G = Site is 3,673m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- The site is greenfield The site lies within an area where there have been significant archaeological features/finds, any development has the potential to cause adverse impacts on these sensitive areas, but mitigation may be possible to offset these if the site is allocated
- Site not adjacent to the Maidstone Urban Area, or a rural service centre but is close to a Larger Village with some essential local facilities
- The site is not easily accessible to a range of services including a train station, bus stop, local service centre, employment site, children's play space, post office, primary school or medical/GP service

1. Site Information

Number (linked to GIS database)	HO-64
Site name/address	Land at South Lane, Sutton Valence
Site area (ha)	2.06ha
Approximate yield	51
Site description	Horse track – open land, paddocks opposite, residential to north and south, boundary hedging.
Current use	Equestrian.
Adjacent uses	As above.

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	G = 54m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5033m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 469m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m	G = 365m from 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 = 388m from outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 188m from 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 = 67m from publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,393m from employment site R = 4,120m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 188m from bus stop

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 5,086m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 651m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

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

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

	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	sensitivity and overall should aim to conserve the area.
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 = 1,452m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage: 1,425m from LWS and G = No likely impacts identified at this stage: 6,218m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • This site is within close proximity to a conservation area • The allocation of this site is likely to cause adverse impacts on the landscape • This site is not in easy access of a train station, local service centre, employment site or secondary school • The development of this site may result in adverse affects on the landscape. The Landscape Character Assessment concluded that this site is of a very good condition, with very high sensitivity and overall should aim to conserve the area. 		



1. Site Information		
Number (linked to GIS database)	HO-65	
Site name/address	Land north west of Maidstone Road, Headcorn	
Site area (ha)	20.11ha	
Approximate yield	500	
Proposed no. of pitches	N/A	
Site description	Irregularly shaped site extending southwards from Stonestile Lane to the west of Maidstone Road. Site boundaries and internal field divisions marked by native hedges with some trees, but quite visible in views from surrounding public highways and rights of way. Ponds within site. The site is approximately level.	
Current use	Agricultural	
Adjacent uses	Residential to parts of north, south, south east and east, agricultural elsewhere.	
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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 704m from the nearest medical hub/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 8,726m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 482m from the nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,923m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 10m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 518m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 527m from the nearest area of publicly accessible greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,943m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 518m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,095m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2267m 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 10379m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness	G = Not within or adjacent to the Green Belt

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) assesses the site as having 'high' sensitivity ¹ . The site is low lying, largely undeveloped and rural in character.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,356m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage although there is potential for Great Crested Newts to inhabit the

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."

	G = No likely impacts identified at this stage	ponds on site.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible to the nearest train station, cycle route, post office, secondary school or medical hub/GP. • The site is greenfield. • The site is almost 4000m from the nearest employment site. • The site is located in close proximity (within 50m) to a listed building. The site would need to be appropriately designed in order to preserve its setting. • The Landscape Character Assessment (2012) identified the site as having high sensitivity. 		

1. Site Information		
Number (linked to GIS database)	HO-66	
Site name/address	Land East of Hermitage Lane, Barming	
Site area (ha)	1.73ha	
Approximate yield	19	
Proposed no. of pitches	N/A	
Site description	Site is water reservoir with a large area of open land surrounding it. The open land raises towards the south. Also running south west to north east and along the north western frontage of the reservoir is a public footpath/restricted byway. To the south is a large wooded area and south of this is more open land, adjacent to Maidstone Hospital. The area north of the footpath/byway is orchards and then open fields.	
Current use	Area around reservoir	
Adjacent uses	Arable. A mix of farm/orchard	
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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site 958m from nearest GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site 1020m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = The site 718m from 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 1087m 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 935m from nearest outdoor sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site 312m from nearest children's play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site 487m from 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 = The site 1376m from the nearest employment site. G = The site 974m 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site 312m 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 589m from nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = The site 556m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Traffic noise may be an issue, as would noise and, in particular, vibration from nearby Gallagher's Quarry to the West. Complaints have been received over the past few years from householders concerned about the regular blasting carried out and the effect this may have on their properties.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = site 1391m 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	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.
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 Conservation Area.	G = Not within or adjacent to a Conservation Area.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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	A = From the North Downs at the top of Blue Bell Hill (A229) this site is visible within the 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	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 328m from an AW/ASNW. This issue would be investigated in more detail at planning application stage if the site was considered suitable and allocated in the Local Plan.
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

Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none">• The site is not easily accessible by foot to the nearest GP service, post office, children's play space or publicly accessible greenspace.• Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby Gallagher's Quarry to the West. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.• From the North Downs at the top of Blue Bell Hill (A229) this site is visible within the landscape. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.		

1. Site Information

Number (linked to GIS database)	HO-67
Site name/address	Land west of Burial Ground Lane, Tovil
Site area (ha)	2.61ha
Approximate yield	55
Proposed no. of pitches	N/A
Site description	The site lies within the urban area of Maidstone on the western edge of Tovil. The site is bounded to the south by Dean Street, to the east by Burial Ground Lane, to the north by residential use and to the west by fields over which a Public Right of Way crosses over in a north westerly direction.
Current use	Industrial
Adjacent uses	The surrounding area is a mix of residential and industrial with the recycling centre.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 823m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 575m 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 1323m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = The site is 377m 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 458m from a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 206m 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 adjacent to an employment site. G = The site is 1340m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 206m 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 1056m 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 751m 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 = There is potential for noise impacts from Tovil recycling centre.
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 1588m 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	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>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<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?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 101m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest medical hub/GP, primary school or train station.
- Future occupiers of the site may be adversely impacted by noise/vibration from the nearby Tovil Recycling Centre. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site has historical archaeological finds on the site. The current industrial use will have caused some disturbance, however the issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-68	
Site name/address	Land at Postley Road, Maidstone	
Site area (ha)	2.30ha	
Approximate yield	81	
Site description	<p>The rectangular site comprises land once associated with Hayle Place and comprises a residential property and its associated curtilage together with an area of rough grassland, possibly used for grazing and associated mature landscaping.</p> <p>The site is located to the west of the urban boundary and to the east of Hayle Place, a Grade II listed former manor house and a residential area of 1960's construction. It is a mixed area of single storey and two storey properties within the scale and density reducing to the west of this area.</p> <p>Within the vicinity there are a small number of residential properties sporadically placed with most fronting Teasaucer Hill and adjacent to Hayle Place.</p> <p>The land has a sloping topography with the land sloping down west towards the Loose Valley. This slight gradient increases to the west of the site.</p> <p>To the north of the site is an area which received planning permission under 12/1848 for a residential development of 127 dwellings and landscape works. This area only was allocated under policy H1 of the MBWLP 2000. Beyond this the urban area extends north with further urban residential development.</p>	
Current use	Rough grassland and used for grazing.	
Adjacent uses	Sporadic residential development with rough grassland and some grazing. Adjacent to urban residential area to east. Residential development under construction to the north - 12/1848.	
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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

	G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 524m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 971m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 807m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 587m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 350m 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 = 333m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 276m from employment site and G = 394m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 333m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,570m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 699m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.

	N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	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	G = 1,221m from an 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	A = Potential impacts identified by County Council Ecologist 120m from LWS G = No likely impacts identified at this stage 1,509m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • The site is some distance from a train station • Site is located within a Conservation Area where there are archaeological features/finds and these would need careful design solutions and mitigation if the site were to be allocated • Site is in close proximity to a Local Wildlife Site and this would need careful investigation and necessary mitigation if the site were to be allocated in the Local Plan. 		

1. Site Information

Number (linked to GIS database)	HO-69
Site name/address	Land at Penenden Heath, west of Eclipse Business Park, Boxley
Site area (ha)	1.90ha
Approximate yield	35
Proposed no. of pitches	N/A
Site description	The site comprises a strip of land to the north west of the Eclipse Business Park which comprises B1 uses and to the east of the existing residential area of Penenden Heath. Much of the western side of the site has a flat topography with the site then sloping down to the north east and the M20. The site is largely rough grassland with some landscaping and trees especially to the boundaries of the site. To the north west of the site is an area of established ancient woodland. Existing electricity pylons and overhead cabling extend through the middle of the site and provide services to the north of M20
Current use	Grazing
Adjacent uses	Business park and residential

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 1305m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1473m 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 1003m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 598m 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 324m 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 31m 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 113m from the nearest green space.
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 476m from the nearest employment site. G = The site is 570m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 31m 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 1915m 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 671m 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 1510m 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	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site falls within the Weaving Fringes character area in the Landscape Character Assessment (2012). The Assessment identifies the landscape condition as moderate and the sensitivity as low. The landscape provides the setting to the Kent Downs AONB to the north although recent infrastructure and development are out of scale or do not relate to the surrounding, more traditional 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	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 9m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP, primary school, post office, train station or close to a cycle route. • The site is greenfield and overlooks the Kent Downs AONB. Any development would need to be appropriately designed to help restore the sensitive landscape setting. 		

1. Site Information		
Number (linked to GIS database)	HO-70	
Site name/address	Land at Kings Road, Headcorn	
Site area (ha)	3.38ha	
Approximate yield	100	
Proposed no. of pitches	N/A	
Site description	Site slopes gently up to the north/north west, and is bounded and bisected by mature native hedges with mature trees which may be of historic importance. A drain running into the River Beult runs along part of the southern site boundary. Site currently in use as rough grassland/pasture. Does not adjoin any public highways The site is bounded by agricultural land to the north, and by residential development to the south, east and west.	
Current use	Agricultural, rough grassland/pasture	
Adjacent uses	Agricultural, 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = Site is 284m from nearest medical hub or GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,567m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = Site is 113m from nearest primary school

	G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 4,602m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 357m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 95m from nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,293m from nearest publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 4,621m from nearest employment site G = Site is 222m from 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 95m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 680m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 880m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 = Site is 11,195m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

	A = Partially 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt

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

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = Partially within flood risk zone 2 (12%), 3a (6.5%) R = Flood risk zone 3b (10%)
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 = Site is 1,572m from the nearest AW or ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 690m from nearest LWS no likely impacts identified at this stage G = Site is 4,947m from nearest LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- 10% of this site falls within flood zone 3b, a further 6% in 3a and 12% in zone 2, therefore it is highly likely an exception test would be required prior to any development
- The site lies within proximity to a conservation area and archaeological features or finds, any development would need to be appropriately designed to ensure mitigation measures are put in place to protect these sensitive attributes.
- The site is not easily accessible by foot to the nearest secondary school, post office, existing employment site or cycle route.

1. Site Information		
Number (linked to GIS database)	HO-71	
Site name/address	Land north of Marden Road, Staplehurst	
Site area (ha)	12.41ha	
Approximate yield	372	
Proposed no. of pitches	N/A	
Site description	<p>The site lies to the west of Staplehurst, and to the north of Marden Road. It is currently arable fields, although there is a large electricity substation within the site, and associated paraphernalia.</p> <p>To the east of the land are residential properties, and to the north – east commercial properties within the Lodge Road Industrial Estate.</p> <p>To the west of the site are open fields, although there are a number of trees and shrubs within these.</p> <p>To the south of the site is a row of housing, and then to the south of Marden Road, open fields.</p> <p>The land is relatively flat, although there is a slight incline from south to north.</p> <p>There is an existing water body within the application site – towards to east of the site.</p>	
Current use	Agricultural	
Adjacent uses	Residential, commercial and agricultural.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = The site is 573m 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 6816m from the nearest secondary school.</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 505m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = The site is 453m 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 49m from a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 83m 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 32m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is adjacent to an employment site. G = The site is 624m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 83m 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 403m 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 2518m 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 9460m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the 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	A = The Landscape Character Assessment (2012) assessed the wider area as in good condition with high sensitivity. There are large scale open fields with historic buildings scattered through the 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	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 1697m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<div>A = Potential impacts identified by County Council Ecologist</div> <div>G = No likely impacts identified at this stage</div>	<div>A = The site is adjacent to a LWS. Bats and Great Crested Newts have been recorded in the area.</div>
Commentary, including potential mitigation/enhancement measures		
<div>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</div> <div><ul style="list-style-type: none">The site is not easily accessible by foot to the nearest medical hub/GP, secondary school or cycle route.Any proposals would need to reflect the sensitivity of the landscape if the site is allocated in the Local PlanThe site is located in close proximity (within 50m) to a listed building. The development would need to be appropriately designed in order to preserve its setting.The site is adjacent to a LWS and has further ecological constraints with records of bats and Great Crested Newts being present. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</div>		

1. Site Information		
Number (linked to GIS database)	HO-72	
Site name/address	Land at Church Road, Harrietsham	
Site area (ha)	3.75ha	
Approximate yield	113	
Proposed no. of pitches	N/A	
Site description	<p>This site lies approximately 300 metres to the south east of Harrietsham village, just outside of the settlement boundary in the open countryside. The site sits within the setting of the AONB.</p> <p>The site is divided into two parts, separated by Church Road which runs through the centre from the north east to the south west. The area to the west is bounded by a caravan sales site to the west, East Street to the south, Church Street to the east and the A20 Ashford Road to the north. The area to the east is bounded by Church Road to the west, the A20 Ashford Road to the north, Rectory Lane to the east and a number of residential dwellings to the south. The residential dwellings to the south form part of Harrietsham East Street Conservation Area. The site itself comprises two fields, to the west and east of Church Road, with a former oast, farm buildings and yard in the smaller portion to the west. Both fields slope gently down from north east to south west. The western part of the site is essentially an open field with a large corrugated iron shed in the southern corner. The eastern part of the site is slightly higher than adjacent levels along the southern and eastern edges, and is used for grazing. Mature trees and hedges line the northern border of the site and provide good screening from the A20 Ashford Road.</p>	
Current use	Agricultural	
Adjacent uses	Residential, retail	
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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = The site is 238m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2033m 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 44m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 2585m 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 43m 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 158m 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 898m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 237m from the nearest employment site. R = The site is 2534m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 158m 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 478m 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 918m 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 A20 Ashford Road and 400m from the M20 and CTRL. Potential for noise issues.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 10279m from the nearest AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the	A = Within an area where significant archaeological features are present, or it is predicted that such features	G = Not within an area where significant archaeological features have been found, or are likely to be found in the

future?	could be found in the future. 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	future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site provides a setting to the Kent Downs AONB landscape. The Landscape Character Assessment (2012) assessed the site as moderate condition and having 'very high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.

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 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 971m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible to a post office, greenspace or cycle route. • The site is greenfield. • The site provides part of the setting to the Kent Downs AONB. The Landscape Character Assessment describes the site as moderate condition and having 'very high' sensitivity which would require sensitive design and green infrastructure if the site were to be allocated in the local Plan. • Future occupiers of the site may be adversely impacted by and noise/vibration from the nearby A20 or M20. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site is in close proximity to East Street Harrietsham Conservation Area and listed buildings along East Street. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-73	
Site name/address	Land at Stanley Farm, Marden	
Site area (ha)	5.60ha	
Approximate yield	168	
Site description	<p>The site is located on the southern edge of Marden, north of Plain Road. Adjacent to the site's north and east boundaries is the built up area of Marden consisting of 2 storey semi detached and detached dwellings. To the south and west is agricultural land. The northern and eastern edges of the site abut Marden's village envelope.</p> <p>The majority of the site consists of a large L shaped arable field which is relatively flat. There are strong hedgerows to the north, part of the south and all of eastern boundaries. However, the residential properties along each of these boundaries are visible in the most part from the site.</p> <p>There are several mature trees located along the site perimeter although there is no vegetation within the site. The western boundary is not defined and cuts across what is a large field. A telegraph line crosses the field from north to south.</p> <p>A drain runs along the northern perimeter of the site which feeds into two ponds nearby.</p>	
Current use	Agricultural land	
Adjacent uses	Residential, agriculture, orchards	
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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>G = Site is 347m from GP/Medical service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6,782m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 462m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 243m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 0m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 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 = Site is 61m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 502m from local employment sites G = Site is 172m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-	A = Not within or close to the 40% most deprived Super	N/A

generating development in or close to (<2400m) deprived areas?	Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 72m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 481m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,217m from nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = 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 & 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not 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.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment assesses the landscape of the wider area to be in good condition with a high sensitivity. Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 972m 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

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 = Site is 1,398m from LWS, no likely impacts identified at this stage G = Site is 3,777m from LNR, no likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is not previously developed land • The Landscape Character Assessment concludes that the landscape of the wider area is in good condition with a high sensitivity and a sensitive design with significant green infrastructure would be necessary as mitigation measures if the site is allocated in the Local Plan. • This site is adjacent to a listed building and is within close proximity of a conservation area, development may cause adverse impacts to the grounds of the listed building or the sensitive conservation area, mitigation measures should be investigated to offset these impacts • The site is not easily accessible to a secondary school or cycle route 		

1. Site Information		
Number (linked to GIS database)	HO-74	
Site name/address	Land at Fant Farm, Maidstone	
Site area (ha)	47.71ha	
Approximate yield	358	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the south of the urban boundary and lies within the Medway Valley. The site has a sloping topography with the land sloping southwards towards the river Medway. The land is bordered by Gatland Lane to the north and an existing residential area, to the west by Farleigh Lane and to the south by the river Medway, Medway Valley Rail line and the Medway walk.</p> <p>Due to the Valley location of the site, views across the valley are possible with the proposed site visible from the East Farleigh valley area. The site includes agricultural land and extends around the existing farm buildings of Fant Farm. This includes a number of Grade II listed buildings sited in a cluster to the eastern side of the site.</p>	
Current use	Orchards and agricultural fields	
Adjacent uses	Residential (urban area)	
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>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = The site is 515m from the nearest medical hub/GP.</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>G = The site is 742m from the nearest secondary school.</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 671m 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 910m 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 22m 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 269m 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 5m from the 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 440m from the nearest employment site. G = The site is 420m 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	N/A
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	G = Within or close to the 40% most deprived Super Output Areas within the country.

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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 269m 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 428m 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 3908m 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	A = The site is 307m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		

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

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) states the area should maintain a buffer of open space and vegetation respecting the current setting.

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 = 3% of the site is in flood risk zone 2.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	A = The site is 50m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest post office. The site is also over 3000m from the nearest cycle route. • The site is visible in longer views to the south and significant green infrastructure and careful design would be required if this site were to be allocated. • There is a listed building on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, particularly regarding the preservation of its setting. • The site is greenfield and there are records of archaeological finds on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-75	
Site name/address	Land at Teiseside Nurseries, Lees Road, Laddingford	
Site area (ha)	2.69	
Approximate yield	67	
Site description	<p>The site lies at the northern end of Laddingford village, adjacent to the existing village boundary. Laddingford Village is a small settlement characterised by semi detached family housing, and is located approximately 2.5km south of Yalding village.</p> <p>The site is irregular in shape, with frontage along Lees Road for the most part of its eastern boundary. The northern boundary of the site is separated from a large detached residential dwelling and garden by a strong hedgerow and mature trees. An old nursery building sits near the northern boundary of the site and is served by an access lane from Lees Road.</p> <p>The entire western boundary of the site abuts the River Teise, which is a tributary of the River Medway. To the south, the site boundary abuts a PROW, which links Lees Road with Gravelley Ways to the west.</p> <p>The site, once a working nursery, is now largely overgrown. The boundaries of the site are screened from view by mature trees and there are groups of trees dispersed throughout the site. The rest of the site is flat and open with the scrub one would expect after several years of disuse.</p> <p>Opposite the site there is a mixture of detached and semi detached residential properties in linear form along Leese Road. A pub (The Chequers) is set back off the road in close proximity to the site, and the pub garden abuts the site in the south east corner.</p>	
Current use	Site is no longer in use – mostly unmanaged area of land with grassland, areas of scrub and wooded areas.	
Adjacent uses	Residential, commercial.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 1,681m from nearest medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 7,361m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 259m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 1,756m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is 1,699m from nearest outdoor sports
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 125m from nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 197m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1502m from local employment site R = Site is 5830m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 125m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 906m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 798m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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 & 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 Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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 (13% of site) A = Flood risk zone 3a (28% of site) A = Flood risk zone 2 (100% of site)
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	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 = 647m from nearest Ancient woodland or ancient semi-natural woodland

	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 1631m 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 199m from LWS G = No likely impacts identified at this stage 4501m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land. • Development of this site may be difficult as the site is situated entirely within flood zone 2, and partially within zones 3a and 3b. • The site is adjacent to a listed building any development of the site has the potential to cause adverse impacts on the setting of the listed building and mitigation measures should be investigated to offset these impacts if the site is allocated. • The site is not in easy access to a train station, local service centre, post office, secondary school, medical service or urban area • Potential impacts identified by County Council Ecologist. 		

1. Site Information

Number (linked to GIS database)	HO-76
Site name/address	Land to rear of Kent Police HQ, Sutton Road, Maidstone
Site area (ha)	3.99ha
Approximate yield	115
Site description	The site is currently sports pitches to the rear of the police HQ on Sutton Road. The main access to the site is from Lansdowne Avenue. There is significant boundary planting to the north west and south west boundaries.
Current use	Sports pitches, although not publicly accessible. It is part of the Police HQ land rather than recreational.
Adjacent uses	Police HQ & 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 168m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 376m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 144m from primary school
How far is the site from the nearest post office?	R = >800m	A = 542m from 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 = 576m 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 = 209m from childrens playspace
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1,265m from employment site G = 419m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 209m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3,107m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,457m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		

SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	A = Within the Maidstone Urban Area and adverse impact (taking into account scale, condition and sensitivity issues) is likely to be appropriately mitigated

of the impacts is unlikely to be achieved?	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	
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 = 810m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,140m from LWS G = No likely impacts identified at this stage; 2,500m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> This site is located on green field and not previously developed land Within the site there is an area identified with significant archaeological features/finds which needs to be taken into account if the site is allocated in the Local 		

Plan

- This site is not within easy access of a cycle route or train station

1. Site Information

Number (linked to GIS database)	HO-77
Site name/address	Land at Kent Police Training School, Sutton Road, Maidstone
Site area (ha)	2.15ha
Approximate yield	71
Site description	The site is part of the Kent Police training school complex. It is generally flat in nature and is surrounded by residential development.
Current use	Junior football pitches although not publicly accessible. It is part of the Kent Police training school.
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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 259m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 252m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 447m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m	A = 735m from 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 = 560m 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 = 13m from children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 871m from existing employment site G = 714m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 13m from bus stop

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3,499m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 725m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	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>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues) is likely to be appropriately mitigated

	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	G = 544m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage: 1,575m from LWS G = No likely impacts identified at this stage: 2,923m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is not previously developed land • An area of significant archaeological features or finds lies within the site which needs to be taken into account if the site is allocated in the Local Plan • This site is not in easy access of a train station. 		

1. Site Information		
Number (linked to GIS database)	HO-78	
Site name/address	Land at West Street, Harrietsham	
Site area (ha)	0.38ha	
Approximate yield	5	
Proposed no. of pitches	N/A	
Site description	<p>This is a small site which lies approximately 500 metres from Harrietsham village, in the open countryside. The site sits within the setting of the AONB.</p> <p>The site comprises a parcel of land directly to the north of West Street and is bounded by a stud/livery to the east and residential dwellings to the north and west. Dense vegetation covers the majority of the site, providing good screening. The site does not appear to be in any use and is essentially overgrown grassland. It appears that the site was originally part of the garden to the neighbouring residential dwellings.</p> <p>The site is accessed via the private drive to 'The Pines' and 'Parkwood House'.</p>	
Current use	Overgrown grassland	
Adjacent uses	Residential, stud/livery, school	
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 1123m 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 3135m 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 935m 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 2774m from a 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 980m 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 1126m 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 254m 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 421m from an employment site. R = The site is 3636m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1126m 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 489m 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 278m 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 within 150m of M20 and CTRL, and within 400m of the railway line. Potential noise issues.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 9389m 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	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The Landscape Character Assessment (2012) assesses the site as having 'high' sensitivity and contains mature parkland trees.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 1309m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	A = Potential impacts identified by County Council Ecologist include the on-site pond for Great Crested Newts and the woodland for bats and/or breeding birds.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is greenfield.
- The site is within 250m of the M20 and CTRL. There are potential for noise issues which may need to be mitigated.
- The site has historical archaeological records and has potential ecological constraints. These issues may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-79	
Site name/address	Land at Bell Farm, East Street, Harrietsham	
Site area (ha)	1.23ha	
Approximate yield	25	
Proposed no. of pitches	N/A	
Site description	<p>The site lies in the open countryside, and partly within a conservation area, south of Harrietsham village along East Street, which is approximately 500m from the local shop, PO, village hall and GP surgery.</p> <p>The site's eastern boundary runs for the most part along East Street, where there are a number of listed properties and outbuildings that are all part of Harrietsham's East Street Conservation Area.</p> <p>The western boundary of the site is poorly defined and forms part of the open countryside, which is very rural in character. Views from this boundary stretch across the open fields as far as the Roebuck Business Park further west and the land is very flat in this area. The southern boundary of the site is defined by a low hedgerow and some farm building nearer East Street. This site boundary is in close proximity to the CTRL line and M20 Motorway, which are approximately 250m away but hidden from view across the open fields as the land rises slightly in this direction.</p> <p>The northern boundary of the site comprises hedgerow with intermittent trees. This screens the site somewhat from the open field further north and the rear gardens of residential properties along East Street.</p>	
Current use	Agricultural	
Adjacent uses	Residential, agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = The site is 470m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2161m 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 200m 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 2710m 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 276m 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	A = The site is 937m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 287m from the nearest employment site. R = The site is 2662m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 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 597m 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 514m 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 = Deemed to be an unlikely adverse impact assessed by Grant Acoustics, although the site is approximately 250m of the M20 and the CTRL.
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 10322m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	features have been found, or are likely to be found in the future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1154m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a secondary school, a post office or green space. • The site is approximately 250m from the M20 and CTRL. There are potential for noise issues which may need to be mitigated. • The site is greenfield. • The site falls within Harriestsham Conservation Area and there are multiple listed buildings in the vicinity. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information

Number (linked to GIS database)	HO-80
Site name/address	Land rear of 12 Caring Lane, Bearsted
Site area (ha)	0.96ha
Approximate yield	24
Proposed no. of pitches	N/A
Site description	This site is an area of open countryside containing paddocks and stables, with an access track leading onto Caring Lane. There are fields to the north and south, with a row of dwellings to the west and a scattering of dwellings to the east. Site is set down from level of Caring Lane.
Current use	Paddocks
Adjacent uses	Agricultural and residential

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1697m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 3775m 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 1742m 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 1778m 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 73m 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 1664m 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 362m 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 3118m from the nearest employment site. G = The site is 1469m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1664m 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 1928m 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 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 = The site is 4491m 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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	G = It would be likely that development on the site would result in the consolidation of the built development already in the countryside.
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 322m 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office or play space.
- The site is also not easily accessible by foot to a bus stop or train station. The nearest employment site is over 3000m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-81
Site name/address	Land at Sweetlands Lane, Staplehurst
Site area (ha)	0.55ha
Approximate yield	18
Site description	The site comprises an approximately level agricultural field of rough grassland. There are mature native hedges to the north, east and west site boundaries. A fence separates the site from the industrial buildings to the south. There is no vehicular access from the public highway to the north, which is an unclassified single track road. A pond is located on the western site boundary and a watercourse along the eastern site boundary.
Current use	Agricultural.
Adjacent uses	Agricultural to north, factory premises to south, commercial kennels (and dog track) to west, some kind of commercial use (subject to current CLD application), community sports field to the south east and agricultural 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?	R = Not adjacent 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 = 1,074m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7,609m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	A = 997m from primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 692m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	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 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 = 698m from employment site G = 972m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 151m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 906m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 350m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact - caused by adjacent kennels and factory
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	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 1,588m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,019m from LWS G = No likely impacts identified at this stage: 1,181m from LNR
Commentary, including potential mitigation/enhancement measures		

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on green field and not previously developed land
- The adjacent kennels and factory represent a potential adverse noise impact
- The site is not in easy access of a train station, secondary school, medical or GP service
- The pond located nearby has potential for GCN populations, ecology surveys may be required during the pre-application stage

1. Site Information

Number (linked to GIS database)	HO-82
Site name/address	Land at New Line Learning Academy, Heath Road, Loose
Site area (ha)	4.09ha
Approximate yield	143
Proposed no. of pitches	N/A
Site description	Dual site - School land, relatively flat, hard surfacing, astro-turf sports pitches; agricultural land/poly tunnels.
Current use	School and agricultural
Adjacent uses	Residential or open fields

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = Site is 1,202m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The nearest secondary school is within the site boundary.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 857m from the nearest primary school
How far is the site from the nearest post office or	R = >800m	A = Site is 751m from the nearest post office

convenience shop?	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 = Site is 374m from nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 822m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = site is 0m from nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 2,576m from existing employment site G = Site is 1,393m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m	R = Site is 822m from nearest bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,386m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 979m from nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = 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 3a agricultural land G = Does not include 1, 2 or 3a 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)?	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 = Site is within close proximity to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,049m from nearest ancient woodland or ancient semi-natural woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 917m from LWS G = Site is 3,711m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> The site lies 1km outside the Maidstone Urban Area, but it is connected to it via ribbon development along Loose Road The site is not easily accessible to the nearest cycle route, train station, bus stop, employment site, medical/GP service, or urban area. 		



1. Site Information

Number (linked to GIS database)	HO-83
Site name/address	Gatland House, Gatland Lane, Maidstone
Site area (ha)	0.48ha
Approximate yield	17
Proposed no. of pitches	N/A
Site description	Site is a vacant NHS Clinic located on the north side of Gatland Lane with two highways access on either side of the site and dwarf brick front boundary wall. The site is open and prominent within the street scene. The building on site is two storey, purpose built facility which is utilitarian in appearance. Building is not of any architectural merit.
Current use	Vacant clinic
Adjacent uses	Residential, sports fields, substation

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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 380m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 993m 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 536m 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 1191m 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 17m 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 132m 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 390m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1256m from an employment site. G = The site is 273m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 132m 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 1028m 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 296m 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	A = The site is 289m 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	R = Does not include previously developed land	G = Entirely within previously developed land.

developed land?	A = Partially 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	G = Opportunity to enhance landscape character as it is currently a vacant clinic.
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 872m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest post office. The site is also over 1000m from a train station.
- The site is within 300m of an AQMA.

1. Site Information		
Number (linked to GIS database)	HO-84	
Site name/address	Land at Prospect House, Hunton Road, Marden	
Site area (ha)	0.42ha	
Approximate yield	11	
Site description	<p>The site is in the open countryside, approximately 300m south of Chainhurst (a small Hamlet), and removed from Marden Village further to the south by approximately 3km.</p> <p>The site is triangular in shape, with its most southern boundary abutting a single residential dwelling, its eastern boundary abutting open fields and the remaining boundary fronting Hunton Road.</p> <p>Access to the site is provided by a driveway from Hunton Road, which leads to Prospect House, in the southern corner of the site. Prospect House itself is attached to another residential property. When standing on Hunton Road and looking into the site, a considerable number of trees along the site boundary screen the site from view. Large mature trees are dispersed across the whole site, which includes an outbuilding and several areas of scrub.</p> <p>There are a number of large detached residential properties and farm buildings in close proximity to the site (Chainhurst), and dispersed along Hunton Road near the site. However, the overall character of the area is very rural, primarily because there is a large open field separating the site from Chainhurst, a further large open field and farm buildings directly opposite the site, and several large open fields and wooded areas along Hunton Road in the direction of Marden.</p>	
Current use	Residential	
Adjacent uses	Residential, agriculture	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = Site is 2,962m from the nearest medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4,436m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2,052m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,129m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = <Site is 1,193m from outdoor sports pitch
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 1,963m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,059m 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 = Site is 2,260m from existing employment sites R = and 3,087m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,963m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,839m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 309m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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 and 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	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.	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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	R = Includes AW/ASNW	G = Site is 534m from Ancient woodland or semi-natural

Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	A = <400m from an AW/ASNW G = >400m	woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage site is 1,469m from LWS and G = No likely impacts identified at this stage site is 6,708m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> This site is adjacent to a listed building any development may cause adverse effects on the setting of the listed building therefore mitigation measures should be investigated to offset these impacts if the site is allocated. The site is not easily accessible to a train station, bus stop, local service centre, post office, primary or secondary school or medical/GP service. 		

1. Site Information

Number (linked to GIS database)	HO-85
Site name/address	Moons Farm, Gallants Lane, East Farleigh
Site area (ha)	1.44ha
Approximate yield	36
Proposed no. of pitches	N/A
Site description	The western part of the site is previously developed. It is hard surfaced and contains an Atcost barn, portacabin and container. The land slopes slightly downhill to the east and the eastern part of the site contains the remains of an orchard and is farmland. This land is significantly higher than the road level to the east. There is an orchard to the north of the site and a mixture of dwellings, farms and farmland to the west/east/south.
Current use	Apparently unused green and brownfield
Adjacent uses	Orchard to north, some residential nearby

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 1377m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2960m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = The site is 775m 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 1410m 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 1296m 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 318m 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 476m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2646m from the nearest employment site. G = The site is 1356m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 318m 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 1467m 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 584m 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 2596m 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.

	A = Partially 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	G = Not within or adjacent to the Green Belt.

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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 long distance views across the Medway Valley to the North Downs although the Landscape Character Assessment (2012) states that visual amenity improvements could be made if the existing buildings are removed.
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 577m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, secondary school, post office, greenspace, train station or cycle route. The nearest employment site is almost 2500m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-86	
Site name/address	Grove Lodge, New Cut Road, Boxley	
Site area (ha)	0.22ha	
Approximate yield	8	
Proposed no. of pitches	N/A	
Site description	<p>The site lies about 1.5km from Maidstone, south of Vinters Park and with Grove Green on the other side of New Cut Road. Grove Lodge itself is an imposing house dating from the 18th Century with fine views northwards towards Vinters Park. It is enclosed by open land, with a footpath and the school playing field to the south and Vinters Park and grazing land around it. It has a distinct curtilage separate from the application site by fences and hedging.</p> <p>The site comprises paddocks laid to grass which are used for grazing. There are clusters of mature trees and the land dip and rises sharply to the north western side. A tall beech tree stands towards the northern corner of the application site, and other smaller trees stand closer to the frontage. The site also includes a triangular piece of land, also laid to rough grass, separated from the public footpath by a strip of land with trees.</p>	
Current use	Garden, Paddocks, Parkland	
Adjacent uses	Residential, Local Nature Reserve	
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>G = Within the Maidstone Urban Area or a rural service centre.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = The site is 662m 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 = The site is 471m from the nearest secondary school.</p>

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 328m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 693m 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 2m 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 465m from the nearest place 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 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 = The site is 544m from the nearest employment site. G = The site is 548m 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.	N/A

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 465m 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 1774m 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 267m 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 1462m 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	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The site is a designated Area of Local Landscape Importance in Policy ENV35 of the Maidstone Borough-Wide Local Plan 2000: Saved Policies. The site provides long distance views and historic Vinters parkland.
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 576m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage.

	G = No likely impacts identified at this stage	
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is in part and adjacent to Vinters Park Local Nature Reserve.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP, post office, play space, bus stop or train station. • The site is greenfield and adjoins a Local Nature Reserve. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes. • Development on the site would be contrary to saved local policy ENV35 where it is designated as an Area of Local Landscape Importance. Any development would have to be appropriately designed due to the sensitivity of the area. 		

1. Site Information

Number (linked to GIS database)	HO-87
Site name/address	Land between Forge Lane and Chapel Lane, Bredhurst
Site area (ha)	0.87ha
Approximate yield	20
Proposed no. of pitches	N/A
Site description	Wooded, gentle slope to land, some TPO trees. Adjacent to Grade II Listed Green Court. Residential to east, west, south.
Current use	Estate land
Adjacent uses	Grade II Listed Green Court. Residential to east, west, 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 1950m 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 6814m 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 100m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	R = The site is 3990m 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 3930m 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 143m 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 80m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1747m from the nearest employment site. R = The site is 5374m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 143m 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 6113m 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 720m 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 6564m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of	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.	A = The site forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB.
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 486m 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

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a number of services including medical centre/GP, secondary school, a post office and sports facility.
- The site is also not easily accessible by foot to a train station or cycle route. The nearest service centre is over 5000m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- The site includes part of the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting.
- The site is also within 10m of a listed building. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-88	
Site name/address	Hazeldene Nursery, Dean Street, East Farleigh	
Site area (ha)	0.67ha	
Approximate yield	2	
Proposed no. of pitches	N/A	
Site description	Site contains residential bungalow and garden. Lies to south of Dean Street Conservation Area. Random layout of dwellings to north and south. Field opposite.	
Current use	Residential	
Adjacent uses	Residential and agricultural land	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1743m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2121m 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 814m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 1622m 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 1711m 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 871m 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 224m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1119m from the nearest employment site. A = The site is 1777m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 871m 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 1135m 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 329m 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 2014m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not 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.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Site visible in mainly short range views. Doesn't generally have wide landscape impact. Reasonably well related to existing pattern of built development.

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	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 = The site is 233m from the nearest 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. There are Conservation Area and listed building designations within 50m. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts. The setting of the listed buildings would need to be protected as per the NPPF guidance on listed buildings in theme 12 'Conserving and enhancing the historic environment.' 		

1. Site Information		
Number (linked to GIS database)	HO-89	
Site name/address	Millfield Reclamation Yard, Holm Mill Lane / Greenway Lane, Harrietsham	
Site area (ha)	0.82ha	
Approximate yield	10	
Proposed no. of pitches	N/A	
Site description	<p>This is a rectangular shaped site, which lies approximately 800 metres to the west of Harrietsham village, in the open countryside. The site comprises a parcel of land to the east of Greenway Lane and north of Holm Mill Lane. The site itself is relatively flat, with a man-made bank built on the northern boundary. The site is currently in use as a reclamation yard.</p> <p>The site is connected to Harrietsham village by the A20 Ashford Road, and is surrounded by residential dwellings, a residential caravan park, horse paddocks and light industrial buildings. The caravan park is accessed from Greenway Lane and there are several other residential dwellings along Holm Mill Lane within reasonable proximity of the site.</p> <p>The site is screened from view from Greenway Lane on its western boundary and from the rear gardens of the residential dwellings along Holm Mill Lane to the south. There is limited screening along the northern and eastern boundaries of the site, which offer views of open countryside to the north and the neighbouring light industrial buildings to the east.</p> <p>The railway line is approximately 300 metres to the north of the site, and the A20 Ashford Road approximately 200 metres to the south.</p>	
Current use	Reclamation yard	
Adjacent uses	There are residential dwellings to the south and west of the site, a caravan park to the north west, horse paddocks to the north and light industrial buildings to the east of 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>	<p>R = Not adjacent to 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 1552m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 3606m 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 1404m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 2587m 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 1277m from a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1572m from a 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 207m 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 846m from an employment site. R = The site is 4106m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1572m 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 877m 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 396m 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 = There is potential noise from the railway line which is 300m to the north.
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 8928m 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.	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 Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) assesses the site as having 'high' sensitivity ¹ .

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
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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 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 1030m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage although there may be potential for moderate ecological impacts.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, primary school, sports facility, play space or post office.
- The site is over 4000m from the nearest service centre.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the railway line. Mitigation measures may need to be implemented.
- There are Conservation Area and listed building designations within 50m. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
- The site has a high sensitivity according to the Landscape Character Assessment (2012).

1. Site Information

Number (linked to GIS database)	HO-90
Site name/address	Land south of M20 and west of Hockers Lane, Detling
Site area (ha)	2.41ha
Approximate yield	40-50 dwellings
Proposed no. of pitches	N/A
Site description	Field set down from Hockers Lane, relatively level. Woodland to west, southern water site to south. M20 directly north.
Current use	Field/agriculture
Adjacent uses	Water works, motorway

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1173m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2187m 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 1572m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	R = The site is 913m 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 = The site is 546m 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 1004m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1668m from the nearest employment site. G = The site is 1094m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1004m 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 1443m 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 640m 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 close to the M20 and would have associated noise impacts.
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 2715m from the nearest AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	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.	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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The site falls within the AONB and provides the setting to the Kent Downs.
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>	R = Includes 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>	<p>A = The site is adjacent to a local wildlife site (which is also an Ancient Woodland). The associated ecological constraints would need to be assessed in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
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Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, or play space.
- The site is also not easily accessible by foot to a bus stop or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.
- The site is also adjacent to an AW/ASNW which forms a Local Wildlife Site. This issue along with associated ecological constraints may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-91	
Site name/address	Hockers Lane Operational Depot, Hockers Lane, Detling	
Site area (ha)	1.02ha	
Approximate yield	30	
Proposed no. of pitches	N/A	
Site description	Hard surfacing & buildings, dwellings, some grass, trees (woodland to west), relatively flat, set below Hockers Lane, dense screening on site frontage.	
Current use	Southern Water pumping station	
Adjacent uses	Agricultural, local wildlife 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?	R = Not adjacent 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 992m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2038m 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 1396m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 952m from the nearest post office.
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Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 397m from 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 831m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.

SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1689m from the nearest employment site. G = The site is 914m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 831m 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 1335m 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 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	A = The site is close to the M20 and would have associated noise impacts.
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 2622m 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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The site falls within the AONB and provides the setting to the Kent Downs.
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>	R = Includes 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 local wildlife site (which is also an Ancient Woodland). The associated ecological constraints would need to be assessed in more detail through the pre-application and

		planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, or play space. • The site is also not easily accessible by foot to a bus stop or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development. • The site is also adjacent to an AW/ASNW which forms a Local Wildlife Site. This issue along with associated ecological constraints may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information

Number (linked to GIS database)	HO-92
Site name/address	Land to the north of Redic House, Warmlake Road, Sutton Valence
Site area (ha)	0.20ha
Approximate yield	5
Site description	Appears to be former orchard – a few small trees remain – with well-maintained grass. Dwellings to south and east, field to west, commercial estate to north.
Current use	Former orchard/amenity land.
Adjacent uses	Residential, agricultural and commercial.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 711m from nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 3,940m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 822m from primary school
How far is the site from the nearest post office?	R = >800m	R = 1,000m from 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 = 193m 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 = 394m 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 = 389m from accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2390m from employment site R = 3,025m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 394m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5,385m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 264m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

of the impacts is unlikely to be achieved?	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	
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 = >460m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 469m from LWS G = No likely impacts identified at this stage: 6,517m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> This site is located on greenfield and not previously developed land 		



1. Site Information

Number (linked to GIS database)	HO-93
Site name/address	Site at Cuxton Road, Parkwood
Site area (ha)	0.58ha
Approximate yield	50
Site description	Site is located on the edge of the Parkwood Industrial site on the north side of Cuxton Road. It contains a large warehouse and office building which is used as car showroom. Located within an industrial estate there is little or no landscaping on site. Surrounding uses are B1/B2.B8 used although opposite the site and to the south west are houses which demarcate the edge of the Parkwood Estate. The landscape is flat and built up with warehousing to the north, south and east and two storey houses to the west and south west.
Current use	Car Showroom
Adjacent uses	Residential and Warehousing in B1, B2 and B8 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 593m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 1,091m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = Site is 440m from the nearest primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 315m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 344m from the nearest outdoor sports pitch
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 317m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 362m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is within and industrial site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 317m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 4,028m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 320m from the nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
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)?	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	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?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = Site is 567m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage 2,055m from LWS, 3,745m from LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- There are likely to be potential noise issues affecting this site caused by the surrounding warehouses
- The site is not in easy access of a train station

1. Site Information

Number (linked to GIS database)	HO-94
Site name/address	Warmlake Business Park, Maidstone Road, Sutton Valence
Site area (ha)	0.92ha
Approximate yield	28
Site description	The site is part of a commercial business park. It contains a large building of poor quality appearance and corrugated sheet roof, with substantial areas of hard-standing and some open storage.
Current use	Commercial uses
Adjacent uses	Surroundings are a mixture of residential and agricultural.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 784m from medical/GP Service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 3,869m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 898m from primary school
How far is the site from the nearest post office?	R = >800m	R = 1,043m from 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 = 268m 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 = 443m 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 = 349m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,330m from employment site R = 2955m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = 443m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5,277m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 513m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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)?	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 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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

of the impacts is unlikely to be achieved?	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	
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 = 349m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 358m from LWS G = No likely impacts identified at this stage: 6,434m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> This site is within the setting of a listed building This site is not in easy access of a train station, local service centre or post office 		



1. Site Information

Number (linked to GIS database)	HO-95
Site name/address	Land at Farleigh Lane and Gatland Lane, Maidstone
Site area (ha)	12.51ha
Approximate yield	240
Proposed no. of pitches	N/A
Site description	<p>The site is located to the south of the urban boundary and lies within the Medway Valley. The site has a sloping topography with the land sloping southwards towards the river Medway. The land is bordered by Gatland Lane to the north and an existing residential area, to the west by Farleigh Lane and to the south by the river Medway, Medway Valley Rail line and the Medway walk.</p> <p>Due to the Valley location of the site, significant views across the valley are possible with the proposed site visible from much of the East Farleigh valley area.</p> <p>The site includes a northern part of this land extending from Farleigh Lane in the west to Pitt Road in the east. The site outlined in red extends adjacent the existing farm buildings within this land comprising a number of Grade II listed buildings although it appears that this land is not included within the proposed development which only relates to the blue shaded area.</p> <p>This site is similar although smaller to that submitted for assessment under HO-74.</p>
Current use	Orchards and agricultural fields
Adjacent uses	Residential (urban area)

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = The site is 513m from the nearest medical hub

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 741m 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 670m 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 876m 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 20m 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 266m 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 95m 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 705m from the nearest employment site. G = The site is 417m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 266m 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 593m 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 2884m 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	A = The site is 305m 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. 64842m of which is Grade 1.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

	N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) states the area should maintain a buffer of open space and vegetation respecting the current setting.
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	A = The site is 337m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest post office. The site is also not easily accessible to the nearest train station or cycle route. • The site is almost 300m from an AQMA. • There is a listed building on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, particularly regarding the preservation of its setting. • The site is greenfield and there are records of archaeological finds on the site too. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information

Number (linked to GIS database)	HO-96
Site name/address	Land adjacent to Godfrey House, Eyhorne Street, Hollingbourne
Site area (ha)	0.51ha
Approximate yield	10
Site description	<p>This flat field/pasture land is located between the built up areas of Hollingbourne village which are spread either side of the substantially raised railway line.</p> <p>This land is on the south-east side of the B2163 Eyhorne Street, with its 60m frontage between the small residential cul-de-sac of Claygate and the 2* listed residential property of Godfrey House. This frontage has an established tree/hedge line.</p> <p>It is part of a larger field to the south-east and is not physically separated/defined from that larger field. The rear (south-east) boundary of that larger field consists of dense tall vegetation but its southern boundary only low vegetation. There are open fields and pasture land to the rear, and to the south these rise quite steeply. A public footpath KH198 runs quite close behind these boundaries. Much further south eastwards on higher land is public footpath KH200.</p>
Current use	Field/pasture
Adjacent uses	Residential properties adjacent to south- west and north-east. Fields/pasture adjacent to east 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>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 3,876m from GP/Medical service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = Site is 6,043m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 282m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,609m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 361m from outdoor sports
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 381m 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 116m from accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,392m from employment site R = Site is 3.616m from the nearest service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 381m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 420m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 298m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = There are potential intermittent noise problems from the close by railway line and B2163.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is 6,954m 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	A = Includes Grade 1, 2 or 3 agricultural land

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of	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 = There is unlikely to be an adverse impact, any development would be in part against a back drop of existing houses and not be any deeper than the buildings in Claygate.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site 412m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area, or a rural service centre but is close to a Larger Village with some essential local facilities.
- The site is not easily accessible to the nearest secondary school, medical hub/GP, employment site, post office or service centre.
- The site is greenfield.
- The site is adjacent to a listed building. Potential impacts on would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts and preserving the setting of the listed building.

1. Site Information		
Number (linked to GIS database)	HO-97	
Site name/address	Land at the corner of Dean Street and Lower Road, East Farleigh	
Site area (ha)	5.11ha	
Approximate yield	127	
Proposed no. of pitches	N/A	
Site description	This site is a large, open area of agricultural land. It occupies a very prominent and elevated site at the junction of Dean Street and Lower Road. It is not related to any existing pattern of built development and is mainly surrounded by agricultural land. The site is situated on rising land in the Medway Valley, opposite the Medway Valley Area of Local Landscape Importance.	
Current use	Agricultural	
Adjacent uses	Mainly agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 1315m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1235m 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 1127m 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 982m 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 1030m 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 698m 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 4m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 322m from the nearest employment site. G = The site is 1492m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question		
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 698m 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 1123m 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 1439m 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 1592m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

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

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The Landscape Character Assessment (2012) assessed the site sensitivity as high ¹ . This is a highly visible and prominent site in an open area of countryside. There are long range views along both Dean Street and Lower Road and it is estimated that development would be visible from the other side of the River Medway, due to the topography/elevation.

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	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p>	A = The site is 234m from an AW/ASNW.

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."

Woodland (ASNW)?	G = >400m	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, primary school, post office, play space, bus stop, train station or cycle route. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • The Landscape Character Assessment (2012) assessed the site sensitivity as high. Any development would need to be appropriately designed to address the sensitive landscape setting. 		

1. Site Information

Number (linked to GIS database)	HO-98
Site name/address	Land at Vicarage Road, Yalding
Site area (ha)	2.18ha
Approximate yield	66
Site description	The site is a greenfield site adjacent to a cemetery and allotments to the west. To the north is residential development that fronts Vicarage Road. To the east and south east are tree covered fields and open agricultural land.
Current use	Agriculture
Adjacent uses	Residential, Allotments, cemetery, agriculture

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = Site is 275m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 5,780m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 109m from primary school
How far is the site from the nearest post office?	R = >800m	G = 313m from 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 = Site is 3m 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 = 21m 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 = 3m 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 = 1043m from employment site R = 4102m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 21m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,519m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 709m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

of the impacts is unlikely to be achieved?	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	
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 = 1,438m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist; 92m from LWS G = No likely impacts identified at this stage: 6,446m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> • This site is not previously developed land. • The site is within close proximity of a LWS, conservation area and area with significant archaeological features/finds. • This site is not within easy access of a train station, local service centre or secondary school. 		



1. Site Information

Number (linked to GIS database)	HO-99
Site name/address	Land at Boughton Mount, Boughton Lane, Loose
Site area (ha)	4.58ha
Approximate yield	53
Proposed no. of pitches	N/A
Site description	Originally the location of a large country house, the site is the disused former KCC central nursery used for horticultural purposes. Special educational services were provided on site from the late 1940s until around 4/5 years ago. The northern half of the site consists primarily of disused educational and horticultural buildings as well as hard standing used for associated car parking. The southern half of the site consists of the overgrown private gardens associated with the former residence.
Current use	Disused brownfield
Adjacent uses	Farm land with low density residential 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 908m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 720m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	A = The site is 1039m 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 906m 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 493m 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 651m 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 9m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1669m 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question		
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 651m 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 3342m 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 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	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 1522m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = The land is a disused brownfield site therefore there is opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1157m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage.

	G = No likely impacts identified at this stage	
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage, although there is potential for bats on the site therefore This issue would need to be investigated in more detail through the pre-application and planning application processes.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is adjacent to the Maidstone Urban Area. • The site is not easily accessible by foot to the nearest post office, medical hub/GP, primary school, train station, bus stop, play space or cycle route. • There are Conservation Area and listed building designations within 50m. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. • There are records of archaeological finds on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-100	
Site name/address	Fishers Farm, Fishers Road, Staplehurst	
Site area (ha)	4.16ha	
Proposed yield	165	
Site description	<p>The site is located to the east of Staplehurst. To the west of the site are residential properties, with the back gardens of these properties backing onto the fields. To the north of the site are the rear gardens of residential properties, and also Fisher's Oast, which has a small commercial element. To the east of the site are further open fields, although this has also been submitted through the SHLAA process. To the south of the site are residential properties; and the site also bounds Headcorn Road.</p> <p>There are a number of small trees within the site although there are no TPOs served upon these.</p> <p>There are some ponds within the site, and these are located within the centre, the western and the northern section.</p> <p>Public footpath KM296 runs through the northern sector of the site.</p> <p>The land is generally flat, although there is a slight fall from north to south.</p>	
Current use	Agricultural.	
Adjacent uses	Residential and agricultural.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = site is 654m 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 = Site is 7,220m from secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 563m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 146m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 80m 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 = 272m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 80m from 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 = 166m from existing employment site G = 605 m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Bus stop is 272m
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Nearest train station 359m
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,588m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated. The Landscape Character Assessment concluded this site to be of good condition, with high sensitivity and as a guideline should conserve.
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 = 1,518m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage 752m from LWS, G = No likely impacts identified at this stage 810m from LNR
Commentary, including potential mitigation/enhancement measures		

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- The site is not easily accessible to a secondary school or cycle route
- The Landscape Character Assessment concluded this site to be of good condition, with high sensitivity and as a guideline should conserve.

1. Site Information		
Number (linked to GIS database)	HO-101	
Site name/address	Land at Barty Farm, Roundwell, Bearsted	
Site area (ha)	3.85ha	
Approximate yield	135	
Proposed no. of pitches	N/A	
Site description	Land at Barty Farm is an open expanse of arable field south of the Maidstone East railway line. The site undulates gently rising to its eastern boundary. On the southern edge of the site are residential properties fronting the northern edge of Roundwell. The western boundary of the site is bounded by Water Lane, however, this boundary involves a significant change in land level.	
Current use	Arable field	
Adjacent uses	South – residential. East – arable field and open countryside. North – railway line with arable fields beyond. West – residential (Bearsted, part of the Maidstone urban area).	
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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 1129m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 3389m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	R = The site is 1231m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 1255m 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 292m 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 662m 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 86m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3351m from the nearest employment site. G = The site is 416m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 662m 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 862m 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 1271m 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 4207m 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 3a agricultural land.

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the 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	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Development of the site could impact on the setting of the locally listed (Grade 2) building. The Landscape Character Assessment (2012) identified the wider landscape area as having high sensitivity but mitigation measures such as structural landscaping and low density and low massing of units in the eastern part of the site can be implemented.

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 520m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

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

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, play space.
- The site is also not easily accessible by to a cycle route, bus stop or train station. The nearest employment site is almost 3500m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- From the Landscape Character Assessment (2012), the site falls within a highly sensitive landscape, however impacts could be mitigated. The site is greenfield and has the Grade 2 listed building Barty House adjacent to it. This issue would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-102	
Site name/address	Land at Bletchingley Farm, Pristling Lane, Staplehurst	
Site area (ha)	1.12ha	
Approximate yield	25	
Site description	Former farmyard and farmhouse in relatively isolated rural location. Some traditional farm buildings, including oasthouse and some modern buildings in poor condition, including Dutch pole barn. Extensive areas of hard-standing and quite a few vehicles stored on site. Appears to be partly in use for motor vehicle businesses. Also includes residential Grade II Listed farmhouse and garden.	
Current use	Lawful use not readily apparent from planning history. Appears to be in current use for vehicle restoration/maintenance and a residential dwelling (farmhouse).	
Adjacent uses	Mainly agricultural land, some residential.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = Site is 2,107m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,373m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2,194m from the nearest primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 2,105m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is 1,869m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 2,254m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 720m from accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 2,618m from employment site A = 2,068m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 2,254m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3,085m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 402m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	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>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Site is 1864m from a Conservation Area
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = Likely adverse impact (taking into account scale,

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 467m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage 468m from LWS, G = No likely impacts identified at this stage 1,920m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- This site is not easily accessible to a train station, bus stop, employment site, post office, primary or secondary school, GP/medical service or the Maidstone Urban Area or rural service centre.

1. Site Information

Number (linked to GIS database)	HO-103
Site name/address	Laguna Motorcycles, Hart Street, Maidstone
Site area (ha)	0.31ha
Approximate yield	53
Proposed no. of pitches	N/A
Site description	The site is a commercial site located on the north side of the River Medway within the urban area of Maidstone. It contains a large workshop and showroom and surrounded by modern residential development to the south east and west. The workshop is utilitarian in appearance and at two storey is level with the 2nd floor of the adjacent flats.
Current use	Motorcycle sales and repair
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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 428m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 104m 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 596m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = The site is 393m 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 366m 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 452m 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 593m 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 187m from the nearest employment site. G = The site is 738m 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.	G = Within or close to the 40% most deprived Super Output Areas within the country.
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 452m 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 363m 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 240m 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 1333m 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	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	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of 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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	G = There is an opportunity to enhance the landscape character due to the site having a negative impact currently due to its use as a mechanics according to the Landscape Character Assessment (2012).
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 Zone 3b = 41%</p> <p>A = Flood Zone 3a = 93%</p> <p>A = Flood 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>	A = Exception test is required. There is a note in the commentary about this site.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 843m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to play space or greenspace.
- This site has an existing retail/employment use. The site forms part of a larger housing allocation in the 2000 Local Plan, with the remainder of the allocation now developed (whilst in Flood Zone 3) and appropriate flood mitigation has been carried out.
- The site has archaeological finds close by. This issue may need investigating if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts.
- The brownfield site falls within Flood Zone 3 The site is already developed and housing development on an abutting site has already been completed. A detailed flood risk assessment should be undertaken to determine how residential development could best be accommodated on this site

1. Site Information

Number (linked to GIS database)	HO-104
Site name/address	Land at Valdene Industrial Estate, Sutton Valence
Site area (ha)	0.30ha
Approximate yield	9
Site description	This is a commercial site with hard surfaced open areas and 4 commercial buildings of relatively poor condition. There is a mobile home to the fore of the site and a scattering of dwellings in the surroundings. There is open agricultural land to the east and opposite the site.
Current use	Commercial
Adjacent uses	Some residential, commercial and agricultural nearby.

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 = Site is 1,277m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6,124m secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,690m from primary school
How far is the site from the nearest post office?	R = >800m	R = 1,527m from 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 = 1,568m 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	A = 777m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4,432m from employment site R = 3,827m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	R = 875m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4,335m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 285m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact. The site is located adjacent to the A274.
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 = 7,756m 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 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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

of the impacts is unlikely to be achieved?	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	
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 = 1,862m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,485m from LWS G = No likely impacts identified at this stage; 5,437m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> As the site is adjacent to the A274 this site has potential adverse noise impact. This site does not have easy access to a train station, bus stop, local service centre, local employment site, post office, primary school, secondary school or 		

1. Site Information		
Number (linked to GIS database)	HO-105	
Site name/address	Land at Moat Farm, Moat Road, Headcorn	
Site area (ha)	7.25ha	
Approximate yield	200	
Proposed no. of pitches	N/A	
Site description	<p>The site lies to the west of Headcorn, and to the north of Moat – which links Headcorn and Staplehurst. Within the south eastern corner of the site are a number of redundant farm buildings. These have direct access onto Moat Road.</p> <p>To the south-west of the site is an electricity substation.</p> <p>To the south of the site is open fields, which has a watercourse running through it. This watercourse runs under Moat Road to the south east of the application site.</p> <p>To the east of the site are residential properties, located both upon Mill Bank (the A274) and Bankfields, a more recent estate.</p> <p>To the north of the site are open fields, as there are to the west.</p> <p>Within the site the land rises as one moves northwards, with a ridge within the site. This change in levels is relatively significant. There are existing field margins within the application site that include trees and shrub planting.</p>	
Current use	Redundant buildings and agricultural use	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = Site is 494m from medical hub/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	R = Site is 9,277m from nearest secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 312m from primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 4,202m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 249m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 358m from nearest 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,114m 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	R = Site is 4,222m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 358m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 842m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,205m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is 10,956m from an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	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. Site is within 35m of a listed building
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3 A = Flood risk zone 2 or 3 G = Flood risk zone 1	R = 1.5% of the site is within flood risk zone 3b A = 5% of the site is within flood risk zone 2 and 5% in 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 = It is possible that an 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 = Site is 1,330m from the nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = Site is 839m from nearest LWS G = Site is 4,536m from the nearest LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located to both a listed building and an archaeological feature/find, therefore an archaeological assessment would need to take place for the site if there was to be any development forthcoming and mitigation measures implemented to address any potential adverse impacts and further investigation would be required at the pre-application stage to ensure no adverse effects were caused on the listed building or its' setting. • This site is also within close proximity of a conservation area. • The site is greenfield and not previously developed • The site is not easily accessible by foot to the nearest GP/ medical hub, post office, secondary school, cycle route, publicly accessibly green space, train station, children's play space or existing employment site. • 5% of the site is in flood zone 2, 5% in 3a and 1.5% in 3b, an exception test may therefore be required to ensure development is appropriate on the site 		

1. Site Information		
Number (linked to GIS database)	HO-106	
Site name/address	Rectory Fields, Frittenden Road, Staplehurst	
Site area (ha)	4.13ha	
Approximate yield	120	
Site description	Site slopes up to north, and is bounded and bisected by mature native hedges with mature trees which are likely to be of historic importance. The central east-west hedge runs along a ridge. The site contains a pond. The KM307 public footpath runs through the site and along part of the south west boundary (it appears very well used). Site currently in use for grazing of horses. Existing access from Frittenden Road. Located in close proximity to Staplehurst Conservation Area and a number of listed buildings; due to slope of land the site contributes to their setting. The site is bounded by agricultural land to the north and east by agricultural land, a thin buffer strip of agricultural land separates the site from the settlement boundary of Staplehurst and heritage assets. A dwelling abuts the southern boundary of the site.	
Current use	Agricultural, rough grassland/pasture.	
Adjacent uses	Agricultural, 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 420m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 8,443m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 475m from primary school;
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 222m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 9m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 495m 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 125m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1,165m from employment and G = <198m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 495m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1478m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 980m from cycle route

SA Topic: Air quality and causes of climate change

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

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<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 = 842m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>A = Potential impacts identified by County Council Ecologist: 0m from LWS</p> <p>G = No likely impacts identified at this stage: 253m from LNR</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- A local wildlife site is located within the site, also an area identified for having or could have significant archaeological features/finds is located within this site, furthermore the site is adjacent to a conservation area, any development of this site has the potential to cause an adverse impact therefore mitigation measures to reduce these impacts need to be investigated during the pre-application stage for this site.
- This site is not in easy access of a train station, cycle route or secondary school

1. Site Information		
Number (linked to GIS database)	HO-107	
Site name/address	Bridge Nurseries, London Road, Allington	
Site area (ha)	7.12ha	
Approximate yield	165	
Proposed no. of pitches	N/A	
Site description	Site is empty grassland with trees and shrubs. In the centre of the site is a rectangular area bordered by trees where a building used to be sited. The site slopes down from west to east (A20 London Road towards the railway at the eastern end). Railway borders site, although 2/3 of the railway is in the TMBC area. From west to east railway goes from an embankment to being level with the site. At the north eastern end of the site is a small wooded area with informal links through to the sports ground on Castle Way.	
Current use	Empty field	
Adjacent uses	South east – residential. North east – small woodland and sports ground. North – railway track and Allington 20/20 industrial estate beyond, including incinerator. West – A20 London Road, residential and small retail area (DFS).	
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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site 485m from nearest medical hub.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site 1524m from nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = Site 256m from nearest primary school.

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = Site is 131m from nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site 4m from 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 = Site is 157m from nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 4m from nearest green space.
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 38m from nearest employment site. G = The site is 405m from 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	G = Allocation will not lead to the loss of employment land/space.

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 157m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 865m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 1273m 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 close to the M20 motorway and railway and therefore noise issues would be important at this locality. There is also an adjacent former landfill site and whilst there are other housing developments nearby, it does not necessarily make this site particularly suitable for development, as a lot of submissions would be needed before EH are satisfied.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA	G = Site is 2245m away from an AQMA.

	G = >1km of an AQMA	
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	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 (171m).
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	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.

	unlikely to have an impact on a nearby listed building.	
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<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>	A = The site is generally hidden from long distance views by the Maidstone East railway line and the Maidstone incinerator. Views of the North Downs are, however, possible from the site.
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
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 581m from 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest cycle route, medical hub/GP or train station. • The site overlooks the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting. • The proximity of the M20 motorway and a landfill site may lead to adverse amenity impacts on future occupiers unless appropriately mitigated. 		

1. Site Information		
Number (linked to GIS database)	HO-108	
Site name/address	Land east of Stede Hill and south of Pilgrims Way, Harrietsham	
Site area (ha)	6.09ha	
Approximate yield	152	
Proposed no. of pitches	N/A	
Site description	<p>This is a large site, which lies approximately 0.5km to the north of Harrietsham village, in the open countryside of the North Downs Area of Outstanding Natural Beauty (AONB).</p> <p>The site comprises a parcel of land to the east of Stede Hill, directly south of Pilgrims Way, and slopes steeply in a north/south direction, overlooking the village of Harrietsham and its surrounding hinterland.</p> <p>The site is dislocated from Harrietsham village, and is surrounded by open fields, some of them in agricultural use. There is one residential dwelling bordering the site in the south west corner, which is accessed from Stede Hill, and there are several other residential dwellings along Stede Hill within reasonable proximity of the site.</p> <p>The site itself is screened from view from Stede Hill on its western boundary and from the south, but there are clear and uninterrupted views to the site when viewed from Pilgrims Way, which forms the northern boundary of the site. To the east, the site is screened from view from its neighbouring fields by woodland belt.</p>	
Current use	Open field	
Adjacent uses	There are horse paddocks adjacent to the site's eastern boundary. Other surrounding uses include agriculture (to the west) and residential.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = The site is 454m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1812m 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 714m 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 2337m 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 491m 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 492m 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 4m from the 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 618m from the nearest employment site. A = The site is 2281m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 492m from a bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 918m 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 1005m 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 10744m 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.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	R = The Landscape Character Assessment (2012) assesses the site as having 'very high' sensitivity ¹ . There are clear views from the site and the landscape is within the Kent Downs AONB.

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
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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 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 721m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by to a secondary school, play space, post office, train station, cycle route or service centre. • The site is greenfield. • The site falls within the Kent Downs AONB designation. 		

1. Site Information

Number (linked to GIS database)	HO-109
Site name/address	Land at New Line Learning Academy, Boughton Lane, Loose
Site area (ha)	6.26ha
Approximate yield	219
Site description	The site is school playing fields associated with New Line Learning Academy whose buildings are located to the north, it is located within the urban area of Maidstone. To the east is residential development and to the south and west are open fields.
Current use	School playing fields
Adjacent uses	Residential, agriculture and remainder of school 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?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 646m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 268m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 660m from primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 692m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 394m from 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 = 299m from children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1,359m from employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 299m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,892m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,127m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	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>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = Likely adverse impact (taking into account scale,

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
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 = 1,187m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage: 1,009m from LWS G = No likely impacts identified at this stage: 2,653m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- This site is not previously developed land
- This site is in close proximity to an area with archaeological features/finds which would need to be taken into account if the site was allocated in the Local Plan.
- This site is not in easy access of a cycle route or train station

1. Site Information

Number (linked to GIS database)	HO-110
Site name/address	Chapel Field, Plain Road, Marden
Site area (ha)	0.20ha
Proposed yield	6
Site description	<p>This is a relatively small site which lies approximately 1.3km to the south of Marden village, in the open countryside. A line of intermittent trees form the northern boundary to the site, allowing views into the site. Low level wooden informal fencing forms the east, south and western boundaries, leaving the site quite open. There are two residential dwellings directly adjacent to the site, on the east and western edges, and as such, have clear views into the site. The southern part of the site borders open fields. The site comprises a flat open field used for sheep grazing, with some fruit trees at the southern end of the site. Access is via Plain Road, a single track narrow lane. The site is dislocated from Marden village, and is surrounded by a mixture of open fields and large residential dwellings with large gardens.</p>
Current use	Sheep grazing, permanent pasture with several fruit trees.
Adjacent uses	Residential, agriculture.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = Site is 1,405m from GP/Medical service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = Site is 7,973m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 1241m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 1,475m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 1,103m from outdoor sports pitch
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 1,116m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 305m from the nearest area of publicly accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1,536m from local employment sites G = Site is 1,433m from 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.	N/A

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1116m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,552m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 193m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	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	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 869m from AW or ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage, site is

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	870m from LWS, G = No likely impacts identified at this stage site is 4476m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • The site is not in easy access of a train station, bus stop, post office, primary school/secondary school, GP or medical service or urban area. 		

1. Site Information		
Number (linked to GIS database)	HO-111	
Site name/address	Redwall Farmhouse, Redwall Lane, Linton	
Site area (ha)	0.83ha	
Approximate yield	10	
Proposed no. of pitches	N/A	
Site description	Site comprises part residential garden and an orchard. Adjoins Linton Conservation Area to the east, which fronts Linton Hill. Development in Linton Hill is of linear form. Development along Redwall Lane is sparse, with generally open agricultural land in surroundings.	
Current use	Part residential part agricultural	
Adjacent uses	Agricultural and residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 2008m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1784m 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 2058m 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 2278m 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 580m 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 377m 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 70m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 3865m from the nearest employment site. A = The site is 2179m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 377m 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 4510m 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 431m 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 4758m from the nearest AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not 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.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) describes the site as being quite visible and not well related to existing patterns. It has a 'high' sensitivity ¹ .

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 877m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical hub/GP, secondary school, primary school, post office or play space. • The site is almost 4000m from the nearest employment site and not easily accessible to a service centre, train station or cycle route. • The site is greenfield. • The site is also almost 20m from of a listed building, and falls within Linton Conservation Area. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. The setting of the listed buildings would need to be protected as per the NPPF guidance on listed buildings in theme 12 'Conserving and enhancing the historic environment.' 		

1. Site Information

Number (linked to GIS database)	HO-112
Site name/address	Land at Boughton Lane, Loose
Site area (ha)	9.77ha
Approximate yield	90
Proposed no. of pitches	N/A
Site description	<p>Site is comprised of three distinct portions in a backwards 'L' shape to the west of Boughton Lane. The urban boundary is adjacent to the site along its western boundaries with gaps in some locations. The northern portion of the site is an existing orchard, bounded by hedgerows. The middle portion of the site, opposite Boughton Mount, is an arable field, this is bounded by hedgerows and a line of trees on the southern side. The southern portion of the site is also an arable field, this is bounded by hedgerows in the east and west, a line of trees on the northern side and a footpath and fence on the southern side.</p> <p>The developer is proposing to develop the western half of the southern portion. The eastern boundary of the development would align with the existing garden line of the houses to the north.</p>
Current use	Agricultural
Adjacent uses	West – residential. North – agricultural. East – Agricultural/training establishment (disused). South – low density residential.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 885m 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>	G = The site is 483m 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 910m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 577m 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 151m 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 301m 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 3m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1556m from the nearest employment site. G = The site is 782m 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	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 301m 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 3068m 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 1519m 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 1278m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and

	N = No information available at this stage	allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	G = The site is 1349m 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest post office, medical hub/GP, primary school, train station or cycle route. • There are Conservation Area and listed building designations within 50m. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. • There are records of archaeological finds on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-113	
Site name/address	Land to the west of North Street, Barming	
Site area (ha)	10.24ha	
Approximate yield	35	
Proposed no. of pitches	N/A	
Site description	Currently arable land and orchards. Adjacent to North Street and residential area to the east. Residential area to south. Residential area to north/North Pole Road. Extension of arable land/countryside to west. Land has undulating topography which results in the land rising to the north of the site.	
Current use	Arable land and orchards	
Adjacent uses	Residential to north/east and south. Countryside and farmland to 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = The site is 838m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1820m 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 133m 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 162m 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 283m 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 288m 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 2496m from the nearest employment site. G = The site is 319m 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.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 288m 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 1444m 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 1833m 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	A = The site is 769m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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 falls within Barming slopes character area, but not with special landscape designation. The Landscape Character Assessment (2012) identified the wider landscape area as having moderate condition and low sensitivity. Development could be confined to the North Street frontage maintaining the open nature of the site leading up the slope to North Pole Road and Oaken Wood beyond, and the views from the southern bank of the Medway Valley would not be significantly changed.
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 108m from an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a 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 deemed to be of some ecological value including being 94m away from the nearest wildlife site.
Commentary, including potential mitigation/enhancement measures		

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, train station or cycle route. It is also over 2km from the nearest employment site.
- The site is greenfield and any development of the site would need to be appropriately designed to address the landscape setting particularly with the long ranging views over Medway Valley.
- The site is located only 108m from an AW/ASNW and 12m from a listed building. Potential impacts on the AW/ASNW would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts on the AW/ASNW and the listed building.

1. Site Information

Number (linked to GIS database)	HO-114
Site name/address	Land to the south of Oliver Road, Staplehurst
Site area (ha)	4.96ha
Approximate yield	53
Site description	The northern half of the site comprises overgrown scrub land of brambles and immature and semi mature trees with some areas in the east of the land being rough grassland, the southern part of the site is characterised by more open grassland with immature and semi mature trees, which increase in number and quality in the south and east of this half of the site. The historic boundaries of the site, both around the margins and bisecting the site, are marked by mature native hedges, which contain significant numbers of mature indigenous trees. Site is approximately level. The site is subject to two Tree Preservation Orders (TPO's), TPO1 of 2001, and TPO 3 of 2005. The former protects three areas of land which cover the entirety of the northern half of the site. The latter protects six groups of trees within the southern half of the site, together with four individual Oaks within the site and a further group of trees outside the site, but immediately adjacent to its western boundary, and there are ponds in the close vicinity of the site. The site is bounded to the north by residential development, to the south by agricultural land, to the west by scrubby woodland, and to the east by residential development and agricultural land. Two public rights of way run through the site, the KM311 which runs through the centre of the site from west south west to east north east between the north and south halves of the site, and the KM302A, which runs through the southern half of the site from west north west to east south east. These public footpaths join on the western boundary of the site, continuing in a west north west direction through the countryside. Both footpaths separately join the KM312, which runs along the eastern margin of the site between it and the adjacent housing estate. In addition to these formal public rights of way, the site, in particular the southern part, is criss crossed by a network of informal unmarked footpaths, which are used on a regular basis by local residents.
Current use	White land.
Adjacent uses	Agricultural, 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>	G = Within the Maidstone Urban Area or a rural service centre

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 285m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7,786m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 295m from primary school;
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 460m from 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 = 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 = 270m 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 = 780m from accessible greenspace (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 642m from employment site G = 374m 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	G = Allocation will not lead to the loss of employment land/space

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 270m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,040m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,087m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

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

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	G = 1,067m 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: 675m from LWS, G = No likely impacts identified at this stage: 378m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • Site does not have easy access to train station, secondary school or cycle route 		

1. Site Information		
Number (linked to GIS database)	HO-115	
Site name/address	Copper Lane Pasture, Copper Lane, Marden	
Site area (ha)	3.10ha	
Approximate yield	100	
Site description	<p>This irregular shaped site (comprising two fields) lies to the south of Marden village, approximately 800m from the High Street, in the open countryside outside, but adjacent to, the village envelope at its most southerly point along Thorn Road.</p> <p>Strong, high, mature hedgerows along Thorn Road (the western boundary of the site) and Copper Lane (northern boundary) enclose the site. The eastern and southern boundaries of the site have less formal boundaries and the whole site is very much part of the picturesque and unspoilt rural landscape surrounding this area.</p> <p>The land falls gently from north to south from the village centre towards the site, where it eventually flattens out. The result is that there are clear long range views to the site when travelling south on Albion Road towards the site. Development on the site would sit uncomfortable in the surrounding landscape, particularly because there is a large open field to east of Albion Road between the village and the site, which signifies the start of the open countryside. There are also long range views to the site from the orchards to the north west.</p> <p>The village envelope extends along the eastern boundary of Albion Road until it meets the site at the junction of Copper Lane and Thorn Road. The residential properties (mainly semi-detached, period properties) have clear and uninterrupted views of the open countryside directly across the road and to the site itself further south.</p> <p>The site itself is flat and relatively featureless, apart from the strong hedgerows at its boundaries.</p>	
Current use	The site is flat pasture land and is used for sheep grazing.	
Adjacent uses	Agriculture, 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</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>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = Site is 906m from medical hub/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6956m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 1,099m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 668m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 248m from nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 621m 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 182m from publicly accessible green space
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1019m from local employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 621m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 990m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 797m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	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.	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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 = Site is 776m from AW or 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 – site 1043m from LWS G = No likely impacts identified at this stage – Site 3,247m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • The site is not easily accessible to a train station, secondary school or medical/GP service • The landscape character assessment concluded that this site should be conserved 		

1. Site Information

Number (linked to GIS database)	HO-116
Site name/address	Land at Detling (south)
Site area (ha)	4.04ha
Approximate yield	111
Proposed no. of pitches	N/A
Site description	Agricultural field undulates to create a 'bowl' feature. Residential to east, Detling Hill to West, open fields to north and south.
Current use	Agricultural
Adjacent uses	Residential to east, Detling Hill to West, open fields to north and 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 1864m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2751m 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 2205m from the nearest primary school.
How far is the site from the nearest post office or	R = >800m	G = The site is 198m from the nearest post office.

convenience shop?	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 = The site is 452m 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 1538m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	R = >300m (ANGST) G = <300m	G = The site is 209m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1694m from the nearest employment site. A = The site is 1785m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1538m 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 1947m 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 882m 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 close to the M20 and would have associated noise impacts.
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 3037m from the nearest AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	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	R = Does not include previously developed land.

developed land?	A = Partially within previously developed land G = Entirely within previously developed land	
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. 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.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Development of the site could impact on the setting of the Kent Downs AONB. The Landscape Character Assessment (2012) identified the site as having 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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 242m from an AW/ASNW.

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 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space.
- The site is also not easily accessible to a bus stop, cycle route or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.
- The site is in close proximity to a Grade 2 listed building of which the setting should be protected as per the guidance in the NPPF 'Conserving and enhancing the historic environment.' It lies within Detling Conservation Area and there have been archaeological remains found in the vicinity. These issues may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-117
Site name/address	Land at Detling (north)
Site area (ha)	5.61ha
Approximate yield	114
Proposed no. of pitches	N/A
Site description	Agricultural field bordered by hedge along slip road. Land rises to north west with approach off A249.
Current use	Agricultural
Adjacent uses	Church lies to east of the site. A249 to the north and west, residential to east and fields to 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 1895m from the nearest medical service/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2753m 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 2184m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	G = The site is 96m 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 = The site is 382m 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 1529m 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 144m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1676m from the nearest employment site. A = The site is 1813m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1529m 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 2135m 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 1180m 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 close to the M20 and would have associated noise impacts.
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 3026m 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>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p>

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Development of the site could impact on the setting of the Kent Downs AONB. The Landscape Character Assessment (2012) identified the site as having 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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 249m from an AW/ASNW.

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 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space.
- The site is also not easily accessible to a bus stop, cycle route or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.
- The site is in close proximity to a Grade 2 listed building of which the setting should be protected as of NPPF theme 12 'Conserving and Enhancing the Historic Environment.' It lies within Detling Conservation Area and there have been archaeological remains found in the vicinity. These issues may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-118
Site name/address	Land north of Horish Wood, Detling
Site area (ha)	8.04ha
Approximate yield	128
Proposed no. of pitches	N/A
Site description	Undulating field
Current use	Agricultural
Adjacent uses	Residential to east, Detling Hill to west, field to north and woodland to 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 1601m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2508m 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 1981m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	A = The site is 401m 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 = The site is 591m 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 1340m 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 1527m from the nearest employment site. G = The site is 1519m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1340m 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 1778m 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 1224m 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 close to the M20 and would have associated noise impacts.
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 2841m 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Development of the site could impact on the setting of the Kent Downs AONB. The Landscape Character Assessment (2012) identified the site as having 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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.

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 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 local wildlife site (which is also an Ancient Woodland). The associated ecological constraints would need to be assessed in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space.
- The site is also not easily accessible to a bus stop, cycle route or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.
- The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.
- The site is in close proximity to Detling Conservation Area and there have been archaeological remains found in the vicinity. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
- The site is also adjacent to an AW/ASNW which forms a Local Wildlife Site. This issue along with associated ecological constraints may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-119
Site name/address	Land at Linden Farm, Stockett Lane, Coxheath
Site area (ha)	2.94ha
Approximate yield	88
Proposed no. of pitches	N/A
Site description	Rough grassland, number of trees, boundary hedging on front eastern side.
Current use	Grazing/farmland
Adjacent uses	Village hall/open to the south, farm land to north and west, housing 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 363m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1656m 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 364m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	A = The site is 444m 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 1803m 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 24m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A =>300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2282m from the nearest employment site. G = The site is 401m 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.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 24m 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 2056m 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 820m 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 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	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	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	A = The undulating land creates an uneven site. The sensitivity assessed in the Landscape Character Assessment (2012) for the wider area is high' but impacts could be mitigated through the use of structural 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	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 222m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage, although

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	this would need investigating further if any development was considered due to potential of roosting bats in the orchards.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a secondary school, post office, sports facility, train station or cycle route. The nearest employment site is almost 2500m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • The site is greenfield and landscape mitigation measures will be necessary. 		

1. Site Information

Number (linked to GIS database)	HO-120
Site name/address	Land at Hubbards Lane, Boughton Monchelsea
Site area (ha)	13.3ha
Approximate yield	60
Proposed no. of pitches	N/A
Site description	Relatively flat, Haste Hill Road to the north largely consists of detached bungalows Hubbards Lane to west and Heath Rd to south = varied housing types Allotments to east
Current use	Agricultural/scrub land/polytunnels on Piper land
Adjacent uses	Residential/school

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 1522m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 130m 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 463m 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 323m 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 247m 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 432 m 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 54m from the nearest green space.
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 2129m from the nearest employment site. A = The site is 1728m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 432m 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 3566m 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 1916m 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 2544m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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. The Landscape Character Assessment (2012) assessed the site condition as very poor and the sensitivity as very low ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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 662m 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 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)?	<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. However this issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to the nearest medical hub/GP, train station, bus stop or cycle route. • There are records of archaeological finds on the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-121	
Site name/address	19-59 John Street, Maidstone	
Site area (ha)	0.28ha	
Approximate yield	23	
Site description	The site is located within the urban area on the north west side of John Street and comprises the gardens of Nos 19 to 61 John Street. Located within a densely populated area, the area is characterised by the two/three storey terraced housing to the south west and industrial units to the north west. The land drops to the south and as such the houses and gardens of John Street are at a lower level to Granville Road which is to the north There is some landscaping, given that the land is garden land. There is no vehicular access to the rear of these houses and the house back onto the Granville Road.	
Current use	Garden	
Adjacent uses	Residential and Industrial	
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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 694m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = <Site is 1,002m from secondary school
How far is the site from the nearest primary school?	R = >1200m	G = Site is 168m 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	G = <Site is 51m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 425m from outdoor sports
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 211m from 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 215m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 485m from employment sites and 867m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 211m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 672m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = <Site is 244m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land

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

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	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?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = Site is 747m from AW or ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage 753m from LWS, 1,119m from LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield and not previously developed land
- The site is within close proximity to an area with archaeological features/finds

1. Site Information		
Number (linked to GIS database)	HO-122	
Site name/address	Land south of Marden Road, Staplehurst	
Site area (ha)	2.03ha	
Approximate yield	44	
Site description	The site comprises rough grassland/pasture set back from Marden Road, the C68, and is located behind a small group of dwellings. The boundaries of the site, are marked by mature native hedges, which contain mature indigenous trees. Site is approximately level. The site is bound to the north by residential development, to the south and west by agricultural land, and to the east by woodland/orchard. Ponds are located in the south west of the site. Access is gained via the residential site to the north.	
Current use	Rough grassland/pasture.	
Adjacent uses	Agricultural, 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	A = 573m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6,816m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 505m from primary school;

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 453m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 49m 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 = Site is 83m 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 32m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 0m from employment site G = 624m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 83m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 403m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,726m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

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

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

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	there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,693m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist: 1m from LWS G = No likely impacts identified at this stage: 757m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> This site is located on greenfield and not previously developed land 		

- This site is adjacent to a Local Wildlife Site and within the setting of a listed building any development of the site has the potential to cause adverse impacts on these two attributes therefore mitigation measures will need investigating during the pre-application stage of this site.
- This site is not easily accessible to a cycle route or secondary school

1. Site Information	
Number (linked to GIS database)	HO-123
Site name/address	Land north of Sutton Road and east of Church Lane, Otham
Site area (ha)	136ha
Approximate yield	440
Proposed no. of pitches	N/A
Site description	<p>This site is predominantly in agricultural use and is best considered in three sections:</p> <p>Land at Gore Court and between Gore Court and Downswood. This section of the site is the largest division. It incorporates land to the west of Church Lane, which backs on to Woolley Road and Chapman Avenue – this section of the site is open with no natural internal divisions, sloping gently down from south to north. This land is at a significantly higher level than the houses on Chapman Avenue, which appear to have been constructed within a depression in the land. Land to the east of Church Lane and immediately south of Downswood is currently used for farming purposes. This land is generally open with slight undulations, sloping down towards the north. The land at Gore Court is the most interesting, incorporating woodland along the western boundary (west of Church Lane) and along the eastern boundary. The land bounded by Church Lane on the west and White Horse Lane in the south is open and flat, having been used for arable crops.</p> <p>Land adjacent to Bearsted. This section of the site is bounded by Green Hill to the east, the River Len to the north, Downswood/Bearsted to the west and a raised section of the site to the south which is separated by a banked wooded area. This section of the site slopes down from south to north and from east to west. It incorporates a large open bank adjacent to Mallards Park in Downswood.</p> <p>Land already allocated or proposed for allocation. The existing MBWLP 2000 greenfield allocation at the southern end of the site has been proposed for re-allocation as part of the Maidstone Borough Local Plan [along with the eastern portion] and in principle agreed by Cabinet on 13 March 2013. Land north of Bicknor Wood, which is immediately south of White Horse Lane, has been proposed for allocation and agreed in principle by Cabinet on 13 March 2013. These sites consist of open, flat fields, in close proximity to the A274 Sutton Road.</p> <p>General. The boundary of the site to the east is a variety of paddocks, woodland belts, gardens, orchards and farmsteads.</p>
Current use	The site has a mixture of uses, primarily agriculture and woodland.
Adjacent uses	To the west and north residential uses bound the site (Senacre, Downswood and Bearsted developments). To the east are the Otham and Three Tees residential areas, as well as large open areas of agricultural land. To the south is the A274 Sutton Road and existing MBWLP 2000 Langley Park Farm West allocation (agreed in principle by Cabinet on 13 March 2013 to be re-allocated in the Maidstone Borough Local Plan as Langley 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 128m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 846m 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 196m from the nearest primary school.
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = The site is 280m 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 8m 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 adjacent to a 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 11m from the nearest employment site. G = The site is 22m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is adjacent to a bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1292m 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 14389m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
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Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	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 1759m 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	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.

	to have an impact on a nearby listed building.	
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature 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 Maidstone Landscape Character Assessment (2012) identifies the site in good condition and moderate sensitivity and suggests it will be important to conserve the parkland settings and improve landscape connectivity.
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 = 10% of the portion of land adjacent to Bearsted is located within flood zone 3.
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	R = A portion of land at Gore Court and between Gore Court and Downswood contains and is adjacent to AW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is 120m from a LWS. Any development would need to be investigated in more detail through the pre-application and planning application processes due the size of the site.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible to a train station and is over 14km from a cycle route. • The site is greenfield. • The site has a listed building designation within 20m. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. • A portion of land at Gore Court and between Gore Court and Downswood contains and is adjacent to AW and there are historical archaeological finds close to the site. This issue may need investigating if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts. • The site is close to a LWS and conservation area and there are associated ecology issues that may need to be looked at should the site come forward for development. 		

- A minor part of the land adjacent to Bearsted is within flood zone 3 which should be avoided by any development. The site is likely to need to undergo a flood risk assessment. Due to the size and scale of the site an EIA would likely to be required to address the cumulative effects of the development, even if it is phased.

1. Site Information		
Number (linked to GIS database)	HO-124	
Site name/address	Land off Bow Hill, Watringbury	
Site area (ha)	8.79ha	
Approximate yield	210	
Proposed no. of pitches	N/A	
Site description	This site relates to an area of open fields, in an open and attractive landscape. Changes in topographical levels across the Medway Valley result in fine views, particularly long distance views. The River Medway lies to the north of the site and a railway lies beyond. To the south of the river and railway, built development is very sparse	
Current use	Agriculture and keeping of horses	
Adjacent uses	Paddocks, one residential terrace	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 695m 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 5520m 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 2477m 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 900m 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 821m 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 563m 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 485m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2259m from the nearest employment site. R = The site is 3652m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 563m 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 212m 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 1537m 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 railway provides a source of noise to the north.
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 3973m 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. (Of which 19749m ² is Grade 1).

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

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	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?	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 = This is a very prominent site, with long distance views across to the Medway Valley. Development likely to cause very substantial harm to open character and scenic quality. The Landscape Character Assessment describes the sensitivity of the site as 'very high' ¹ .

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = 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	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	R = Includes AW/ASNW.

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."

	G = >400m	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage, although this would need investigating further if any development was considered due to potential of ecological constraints in the Ancient Woodland.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to the nearest medical hub/GP, primary and secondary schools, post office, play space, greenspace, bus stop or cycle route.
- The site is also not closely accessible to an employment site and over 3500m to the nearest service centre.
- The site falls within the boundary of an AW/ASNW. Potential impacts on the AW/ASNW would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts on the AW/ASNW.
- There are archaeological finds within 30m of the site. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
- The site is in Flood Zone 3a. This would need to be investigated and addressed further through a Flood Risk Assessment if the site is taken forward for allocation and subsequent development.
- The site is adjacent to the Green Belt and also includes Grade 1 agricultural land.
- Future occupiers of the site may be adversely impacted by noise, and noise/vibration from the nearby railway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented.

1. Site Information

Number (linked to GIS database)	HO-125
Site name/address	Land east of Hockers Lane, Detling
Site area (ha)	1.06ha
Approximate yield	35
Proposed no. of pitches	N/A
Site description	Relatively flat with spindly trees
Current use	Compound
Adjacent uses	Residential /gardens to north and west, CTRL to south and open land 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?	R = Not adjacent 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 1531m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2574m 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 1768m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m	A = The site is 684m 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 = The site is 709m 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 1377m 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 26m 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 1940m from the nearest employment site. G = The site is 1455m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 1377m 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 1486m 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 486m 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 close to the M20 and would have associated noise impacts.
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 3077m 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.	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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = The site forms the setting of the Kent Downs AONB 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>	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 47m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>A = The site is adjacent to a local wildlife site (which is also an Ancient Woodland).</p> <p>The associated ecological constraints would need to be assessed in more detail through the pre-application and</p>

		planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. These issues would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site is greenfield and falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development. • The site is also adjacent to an AW/ASNW which forms a Local Wildlife Site. This issue along with associated ecological constraints would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information

Number (linked to GIS database)	HO-126
Site name/address	Land at Fishers Farm, Fishers Road, Staplehurst
Site area (ha)	18.26ha
Approximate yield	533
Site description	<p>The site is located to the east of Staplehurst. To the west and north of the site are residential properties, and also Fisher's Oast, which has a small commercial element. To the east of the site are open fields, together with a greyhound training facility. To the south of the site are residential properties; and the site also bounds Headcorn Road.</p> <p>There are a number of small trees within the site although there are no TPOs.</p> <p>There are some ponds within the site, and these are located within the centre, the western and the northern section.</p> <p>Public footpath KM296 runs through the northern sector of the site.</p> <p>The land is generally flat, although there is a slight fall from north to south.</p>
Current use	Agricultural.
Adjacent uses	Residential and agricultural.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = Site 654m 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 = Site 7,120m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site 563m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 146m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 5m 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 = 208m 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 = 5m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 166m from employment site G = 605m from local service service
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 208m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 320m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,125m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated The Landscape Character Assessment assesses the landscape condition of the wider area as good with a high sensitivity. The site abuts residential development and other uses and it is likely that the impact on the wider landscape could be mitigated.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	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 = 1,518m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage: 752m from LWS</p> <p>G = No likely impacts identified at this stage; 810m from</p>

		LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield land • The design and landscape of the site would have to be sensitive to the wider landscape and mitigation measures included if the site were to be allocated in the Local Plan. • The site is adjacent to an area with significant archaeological features/finds and there would need to be further investigation if the site were to be allocated • This site is not in easy access of a cycle route 		

1. Site Information

Number (linked to GIS database)	HO-127
Site name/address	8-28 Boughton Lane, Loose
Site area (ha)	0.75ha
Approximate yield	16
Site description	The site is a number of back gardens of properties within Boughton Lane in the urban area of Maidstone.
Current use	Residential gardens
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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 165m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 233m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 748m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m	A = 682m from 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 = 102m 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 = 371 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 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 = 837m from employment site G = 48m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 371m from bus stop

How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2,332m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 383m from cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

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

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

	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	G = 1,814m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage 654m from LWS G = No likely impacts identified at this stage 2,221m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is not previously developed land • This site is not in easy access to the train station 		

1. Site Information

Number (linked to GIS database)	HO-128
Site name/address	Land at Longsole Church, Long Rede Lane, Barming
Site area (ha)	0.22ha
Approximate yield	9
Proposed no. of pitches	N/A
Site description	<p>The application site is found on the south side of Long Rede Lane. The site comprises Longsole Church and the adjacent allotments. The single storey church building is to the east of the site with its grounds either side and to the south of which the vast majority is given over to allotments. Whilst privately owned, they are available for the public to use. The allotments are laid out informally and the application site includes some land currently in use as allotments and some currently unused grassed land on the west side of the site.</p> <p>To the west on Long Rede Lane are large detached dwellings set back from the road by 7m, opposite are detached and semi detached dwellings, to the south are dwellings on Heath Road and to the southwest dwellings on Maplesden Close. There is a protected pine tree (TPO no. 9 of 2007) just to the east of the site. Along the front of the site is a hedge some 1.2m in height.</p>
Current use	Church and Allotments
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>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = Site is 403m from GP/Medical service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = Site is 1,387m from the nearest secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 352m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = Site is 657m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 202m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 191m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	R = >300m (ANGST) G = <300m	G = Site is 148m 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 = Site is 2,113m from the nearest local employment provision G = Site is 146m 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	N/A

Output Areas within the country.		
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 401m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,491m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 189m 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	A = 418m 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 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	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	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is within 461m of an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 490m of an LWS G = Site is 1,678m of a LNR

	G = No likely impacts identified at this stage	
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site has been identified as an important landscape/townscape space any development may cause adverse impacts, but mitigation may be possible to offset these impacts if the site is allocated • The site is not easily accessible to a train station, post office or medical/GP service. 		

1. Site Information

Number (linked to GIS database)	HO-129
Site name/address	Church Cross House, Church Lane, Barming
Site area (ha)	0.07ha
Proposed Yield	2
Proposed no. of pitches	N/A
Site Description	<p>The proposed site comprises a small corner plot within an existing residential street extending to the south of urban boundary and within the countryside.</p> <p>The surrounding area comprises predominantly residential development. The streetscene is varied and includes a number of traditional properties within close proximity of the site. To the north of the site and on the western side of the street, is a line of post war semi detached properties. To the eastern side are a number of large detached properties, some of which are Grade II listed</p> <p>The site has a sloping topography sloping southwards towards the river and includes an area of hardstanding for parking purposes with the rest laid to lawn and shrub planting.</p>
Current use	Occupied by detached church hall
Adjacent uses	Predominantly residential within vicinity with farm and associated buildings sited opposite site 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 = The site is 1331m from the nearest medical hub.
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 2258m 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 598m 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 298m 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 124m 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 142m 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 561m 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 2520m from the nearest employment site. G = The site is 747m 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.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 142m 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 1135m 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 105m 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	A = The site is 997m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = There are long views across Medway however the Council's Landscape Character Assessment (2012) assessed the sensitivity of the site as low ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence

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 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 969m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to the nearest secondary school, medical hub/GP or train station. It is also over 2km from the nearest employment site. • The site would need to be appropriately designed to address the sensitive landscape setting particularly with the long ranging views over Medway Valley. • The site is located close to a listed building and archaeological finds. Potential impacts on would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts regarding archaeology and preserving the setting of the listed building. 		

1. Site Information		
Number (linked to GIS database)	HO-130	
Site name/address	Land at 4 Malthouse Cottages, Dean Street, East Farleigh	
Site area (ha)	0.71ha	
Approximate yield	15	
Proposed no. of pitches	N/A	
Site description	Site contains a terrace of Grade II Listed cottages, an oasthouse with modern asbestos storage section, corrugated barn and brick and ragstone building (this on frontage). Open storage on hard surfaced yard area, pallets, bricks, pieces of fencing, etc. Surroundings are mainly open agricultural land. Some residential properties nearby. This part of Dean Street slopes downhill to north.	
Current use	Residential dwellings and commercial	
Adjacent uses	Mainly agricultural, some residential nearby	
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 1516m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2311m 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 786m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 1570m 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 1798m 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 852m 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 69m 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 1320m from the nearest employment site. G = The site is 1551m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = The site is 852m 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 1235m 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 373m 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 2172m 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.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. 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	A = The site is visible in long range views and consolidation of built development likely to harm openness of the countryside. The Landscape Character Assessment (2012) views the site as having 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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	A = The site is 178m from an AW/ASNW.

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."

	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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, secondary school, post office, sports facility and play space. • The site is also not easily accessible by foot to a bus stop or train station. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan. • The site has a high sensitivity as defined in the Landscape Character Assessment (2012). Any development would need to be appropriately designed to address the sensitive landscape setting. • Any proposed development would also be in 4m from a listed building and approximately 200m from Conservation Area. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes. 		

1. Site Information		
Number (linked to GIS database)	HO-131	
Site name/address	Land adjacent to Lenham Road (next to tennis and cricket club), Headcorn	
Site area (ha)	0.88ha	
Approximate yield	25	
Proposed no. of pitches	N/A	
Site description	Approximately rectangular site extending southwards from Lenham Road. Some outbuildings and a pond (surrounded by trees) in south east corner of site. Surrounded by agricultural land on three sides, to north east of site is cricket pitch. Site boundaries marked by native hedges with some trees. The site is level.	
Current use	Agricultural (grazing land)	
Adjacent uses	Agricultural, tennis/cricket club adjoins site to north east (all associated building in north east, buffered from site by cricket pitch).	
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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 706m from nearest GP/medical hub
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 9,092m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 7,81m from nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = 5,197m from 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 = 318m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 539m 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 = 1,796m from nearest 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 = 5,548m from nearest existing employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 539m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 783m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 447m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 (11,702m)

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 2,243m from Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 537m from nearest LWS G = Site is 5,846m from nearest LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		



- This site is greenfield and not previously developed land
- This site is not easily accessible on foot to the Maidstone urban area or any other rural service centre, a secondary school, post office or existing employment site.

1. Site Information

Number (linked to GIS database)	HO-132
Site name/address	Land adjacent to Lenham Road, Headcorn
Site area (ha)	1.24ha
Approximate yield	35
Proposed no. of pitches	N/A
Site description	Approximately rectangular site extending southwards from Lenham Road. Surrounded by agricultural land. Site boundaries marked by native hedges with some trees. The site is level.
Current use	Agricultural grazing land
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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 618m from nearest medical hub/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,144m nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 702m from nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 5,206m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 372m from nearest outdoor sport facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 481m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,796m from nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,484m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 481m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 706m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 467m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 = Site is 11,705m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

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

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 2,154m from an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = 525m from LWS G = 5,771m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- This site is greenfield and not previously developed land
- This site is not easily accessible by foot to the nearest local employment site, post office or secondary school.
- Any development on the site would be isolated development within the open countryside, and despite there being some existing screening development would be quite visible from the highway.

1. Site Information

Number (linked to GIS database)	HO-133
Site name/address	Land A, rear of Knaves Acre, Headcorn
Site area (ha)	0.14ha
Proposed Yield	5
Proposed no. of pitches	N/A
Site Description	Irregularly shaped site extending eastwards from Knaves Acre development. Site boundaries marked by native hedges with trees, west and north boundary marked by a drain. The site is level.
Current use	Garden land associated with 35 Knaves Acre, in appearance agricultural (grazing land)
Adjacent uses	Agricultural to north and east, residential to south and 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 430m from the nearest medical hub or GP
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,402m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 543m from nearest primary school
How far is the site from the nearest post office or	R = >800m	R = Site is 5,285m from the nearest post office

convenience shop?	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 = Site is 655m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 392m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,801m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,348m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = Site is 392m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 527m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 176m from nearest cycle route

SA Topic: Air quality and causes of climate change

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

Landscape, townscape and the historic environment:

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

	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	G = Site is 1,953m from either an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 539m from LWS G = Site is 5,613m LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is greenfield and not previously developed land • The site is not easily accessible by foot to the nearest secondary school, post office, or existing employment sites 		

1. Site Information		
Number (linked to GIS database)	HO-134	
Site name/address	Land B, rear of Knaves Acre, Headcorn	
Site area (ha)	0.15ha	
Approximate yield	6	
Proposed no. of pitches	N/A	
Site Description	Approximately rectangular site extending northwards from Knaves Acre development to the rear of land associated with Kent House. Site boundaries marked by native hedges with trees. The site is level	
Current use	Agricultural (grazing land)	
Adjacent uses	Agricultural to the north and east, residential to south and 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?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 472m from the nearest GP or medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,382m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 614m from the nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 5,369m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 591m from nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 494m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,896m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,424m from existing employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 494m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 508m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 162m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	R = Does not include previously developed land

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

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,968m from Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 470m from LWS G = Site is 5,672m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> The site is greenfield and not previously developed land 		



- The site is grade 3 agricultural land
- The site is not easily accessible by foot to a secondary school, post office or existing employment sites.

1. Site Information		
Number (linked to GIS database)	HO-135	
Site name/address	Land between Grigg Lane and Lenham Road, Headcorn	
Site area (ha)	5.43ha	
Approximate yield	119	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the east of Headcorn, adjacent to a recently approved development for local needs affordable housing, which includes a doctor's surgery.</p> <p>To the south of the site is part residential properties, and part open fields. The aforementioned planning approval is also being constructed to the south of the site (within the south eastern corner).</p> <p>To the west of the site are residential properties, within the confines of Headcorn. To the north of the site is Lenham Road, which is bound to the north by agricultural fields.</p> <p>To the east of the site are open fields together with the ground for Headcorn Cricket Club.</p> <p>The site is relatively flat, and contains some of the field margins.</p> <p>Within Kent Cottage there are a large number of trees that are covered by TPO 3/1978. There is also a large pond within the Kent Cottage parcel of land. There is also a water body located centrally within the site.</p>	
Current use	Agricultural	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = Site is 1,881m from the nearest medical hub/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6,656m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 300m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 3818m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is 3,769m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 185m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 218m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,231m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
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 = 185m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 508m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = Site is 492m 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	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	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
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 = Site is 349m 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 = Site 1,328m from nearest SSSI
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = Site 413m from LWS

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	G = Site 1,538m from nearest LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is greenfield land • The site is not easily accessible to the nearest train station, employment site, post office, secondary school or medical hub/GP though there is planning consent for a doctor's surgery adjoining the site. 		

1. Site Information

Number (linked to GIS database)	HO-136
Site name/address	Land off Blind Lane and Dunn Street Road, Bredhurst
Site area (ha)	0.72ha
Approximate yield	20
Proposed no. of pitches	N/A
Site description	Mixed use some old buildings/sheds, hardsurfacing, garden land, shrub, and trees.
Current use	Mixed brownfield
Adjacent uses	Residential to north/north east; paddocks/farmland to north west/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?	R = Not adjacent 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 1881m from the nearest medical hub.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 6656m 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 300m from the nearest primary school.
How far is the site from the nearest post office or	R = >800m	R = The site is 3818m from the nearest post office.

convenience shop?	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 3769m 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 185m 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 218m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1653m from the nearest employment site. R = The site is 5231m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 185m 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 5956m 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 492m 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 6425m 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.	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	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	A = The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB.

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 349m from an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Site of	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

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

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, secondary school, a post office and sports facility.
- The site is also not easily accessible by foot to a train station or cycle route. The nearest service centre is over 5000m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- The site falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.
- The site is also within 400m of an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO-137
Site name/address	Land rear of 109 and 111 Tonbridge Road, Maidstone
Site area (ha)	0.22ha
Approximate yield	25
Proposed no. of pitches	N/A
Site description	Site is located within the urban area on the south side of the A26 Tonbridge Road. It is located within a predominantly residential area although some of the larger houses along Tonbridge Road have been converted to business use. There is a nursery, dentists and a surgery in the area. There is no highway access to the site. Some of the garden along this side of the road have been recently developed for housing and now comprise All Angels Close. Views of the site can be obtained from this new street.
Current use	Garden
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	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = The site is 172m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 352m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	A = The site is 827m 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 808m 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 176m 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 231m 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 261m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 432m from an employment site. G = The site is 1068m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 231m 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 779m 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 209m form 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 1409m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	G = There is unlikely to be an adverse impact due to the existing built up nature around the site.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 578m 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest post office.
- The site is greenfield.

1. Site Information

Number (linked to GIS database)	HO-138
Site name/address	Land off Musket Lane, Hollingbourne
Site area (ha)	0.20ha
Approximate yield	5
Site description	<p>The site is immediately southwest of the settlement boundary of Eyhorne Street with land associated with the CTRL to the south. Eyhorne Manor (GII) and the newly built Eyhorne Place are to the east. To the northwest is Eyhorne Cottage, I understand used as flats. It adjoins the Conservation Area which wraps around the north, east and west sides.</p> <p>The land outlined on the application form has a recently built house in the northwest corner that benefited from an LDC under MA/10/1519, which is now in separate ownership. The remainder of the land is the garden of the newly built Eyhorne Place.</p> <p>The land varies in height with the western part around 2m lower than the eastern with a steep drop between the two. The land also rises to a gated access in the north corner where there is access onto a narrow road. There are two outbuildings on the site. There are evergreen hedges along the south and west boundaries.</p>
Current use	Garden
Adjacent uses	Houses/gardens on three sides and CTRL land to 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 = Site is 3,412m from medical hub/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = Site is 5,446m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 924m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,593m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 819m from outdoor sports pitch
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 1,037m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 336m from accessible green space (ANGST)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,897m from employment site R = Site is 3,104m from service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,037m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 540m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 189m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact M20 motorway
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	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 670m from ancient woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage 525m from LWS, G = No likely impacts identified at this stage 5,385m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> - This site is located on greenfield and not previously developed land - This site lies adjacent to the setting of a listed building and within a conservation area furthermore, this site is within close proximity to an area of archaeological features/finds - This site is not in easy access of a bus stop, service centre, employment site, post office, secondary school or medical/GP service. 		

1. Site Information		
Number (linked to GIS database)	HO-139	
Site name/address	41 and 56 Valley Drive, Loose	
Site area (ha)	1.04ha	
Approximate yield	8	
Proposed no. of pitches	N/A	
Site description	<p>The application site lies within both the rural and urban area of Loose south of Maidstone town centre. The site is at the southern end of a residential cul-de-sac to the west of the Loose Road, accessed via Lancet Lane and Waldron Drive. Currently the site comprises two substantial detached bungalows with extensive gardens. The rear half of the application site is within the designated Area of Local Landscape Importance and Southern Anti-coalescence belt.</p> <p>The northern part of the land where the existing dwellings are placed is reasonably level before sloping downwards in a southerly direction. To the east and west are residential curtilages' and to the north the access from the cul-de-sac.</p> <p>The site represents the end dwellings of the cul-de-sac with rear gardens extending southwards towards the Loose Valley. Residential development extends to the north with green areas and a more rural and historic character to the residential development of the south and east. Immediately to the east of the site is an area of allotment gardens.</p>	
Current use	Residential garden land. Occupied by two detached dwellings.	
Adjacent uses	Predominantly residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = Site is 1,254m from the nearest medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>G = Site is 1,206m from the nearest 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;	R = Site is 1,741m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	G = Site is 142m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 407m from the nearest post office
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 408m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	R = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1,557m from local employment provision G = Site is 1,122m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
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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 = Site is 408m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,590m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 394m from cycle route

SA Topic: Air quality and causes of climate change

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

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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

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
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Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 944m from ancient woodland or ancient semi-natural woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = 0m from Local Wildlife Site potential impacts identified by County Council Ecologist G = 2,519m from LNR no likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site contains some area of a potential wildlife site any development may cause adverse impacts, mitigation may be possible to offset these is the site is allocated which will require further investigation. • The Landscape Character Assessment concluded that this site should be conserved. Any development may cause adverse impacts therefore, further investigation may be required to demonstrate mitigation is possible if the site is to be allocated. • This site is greenfield and does not contain any previously developed land • This site is not easily accessible to a medical/GP service, primary school, train station or children's play space. 		

1. Site Information

Number (linked to GIS database)	HO-140
Site name/address	Land rear of 127-141 Tonbridge Road, Maidstone
Site area (ha)	0.59ha
Approximate yield	25
Proposed no. of pitches	N/A
Site description	<p>Site is located within the urban area on the south side of the A26 Tonbridge Road. It is located within a predominantly residential area although some of the larger houses along Tonbridge Road have been converted to business use. There is a nursery, dentists and a surgery in the area.</p> <p>There is no highway access to the site. Some of the garden along this side of the road have been recently developed for housing and now comprise All Angels Close. Views of the site can be obtained from this new street.</p>
Current use	Garden
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>	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = The site is 101m 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>	G = The site is 307m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 755m 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 839m 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 12m 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 66m 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 146m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 530m from the nearest employment site. G = The site is 911m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 66m 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 878m 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 329m from a 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 1245m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	G = The Landscape Character Assessment (2012) states there is unlikely to be an adverse impact as there are no long distance views and the surrounding area is already built up.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 498m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to the nearest post office. The site is also not easily accessible to the nearest train station.
- The site is greenfield.

1. Site Information		
Number (linked to GIS database)	HO-141	
Site name/address	Land adjacent to Hollingbourne Station, Eyhorne Street, Hollingbourne	
Site area (ha)	1.15ha	
Approximate yield	35	
Site description	This field/pasture land is located between the built up areas of Hollingbourne village which are spread either side of the substantially raised railway line - the southern part of which is also has a designated village envelope. Running along its north-east edge is the approach road to the station and other business uses. The B2163 Eyhorne Street runs along its south-east frontage, from where it can also currently be accessed through a field gate. Both these boundaries consist of significant vegetation, and in respect of the frontage facing Eyhorne St a low hedgerow. There is a scattering of mature trees on site. A stream runs behind the vegetated north-west boundary of the site. Behind that are further rising fields/pasture land that a public footpath (KH185) runs across. A ribbon of residential development is located on land adjacent the south-west of the site. On the opposite side of Eyhorne Street is a large detached Grade 2* residential property.	
Current use	Fields/pasture.	
Adjacent uses	Residential properties adjacent to south- west. Fields/pasture adjacent to north-west. Railway station to north-east and some business uses in station.	
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 = Site is 3898m from medical hub /GP
How far is the site from the nearest secondary school?	R = >3900m	R = Site is 6,010m 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 = <Site is 262m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = >Site is 3,681m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 371m from outdoor sports pitch
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 389m 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 195m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = >=Site is 3,453m from employment R = 3,516m from 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-	A = Not within or close to the 40% most deprived Super	N/A

generating development in or close to (<2400m) deprived areas?	Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = <389m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 296m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = 450m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Some intermittent noise from railway but 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	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.

	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = There is unlikely to be an adverse impact, any development would be in part against a back drop of existing houses and additional enhancement would be possible.
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 485m from AW or an 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 481m from LWS, and 5,811m from a LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> - Not adjacent to the Maidstone Urban Area, or a rural service centre but is close to a Larger Village with some essential local facilities - This site is located on greenfield land - This site is adjacent to the setting of a listed building and within close proximity of a conservation area. The impact on the AONB should also be considered. Any development on this site should be sensitively designed to ensure any adverse impacts are mitigated - This site is not easily accessible to a local service centre, employment site, post office, secondary school or medical/GP service 		

1. Site Information		
Number (linked to GIS database)	HO-142	
Site name/address	Land at 1B Whitmore Street, Maidstone	
Site area (ha)	0.12ha	
Approximate yield	15	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the south west side of Whitmore Street and comprises a ground of workshops which are behind of Nos 179 – 195 Upper Fant Road.</p> <p>Located within a densely populated area, the area is characterised by the two/three storey terraced housing to the east and west and two storey semi detached dwelling to the south. The land descends to to the south toward the river, and rises to the north. The area is a predominantly residential area within few commercial sites scattered amongst the houses.</p> <p>The buildings on site are mostly single storey and utilitarian in appearance. There is little landscaping on site and access to the site is between 1a and 1b Whitmore street. The site is well screened surrounded by houses.</p>	
Current use	Workshops	
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>	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = The site is 284m 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>	G = The site is 435m 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 686m 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 932m 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 137m 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 96m 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 84m 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 621m from an employment site. G = The site is 780m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 96m 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 1142m 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 178m 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 1080m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of 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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	G = There is unlikely to be an adverse impact as the site is located in densely populated area. There are no long distance views.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	A = The site is 363m 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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to a post office or train station.
- The site is greenfield.
- The site has archaeological finds close by. This issue may need investigating if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts.

1. Site Information		
Number (linked to GIS database)	HO-143	
Site name/address	Land adjacent to Dean Street, East Farleigh	
Site area (ha)	17.78ha	
Approximate yield	400	
Proposed no. of pitches	N/A	
Site description	Site comprises mainly open fields, some woodland and very small residential area with dwellings. Main part of the site (the long strip from north to south) is a very attractive, steep sided valley, flanked by woodland. Some woodland to southern end (overlooking the valley) appears to be part of site.	
Current use	Mainly agricultural	
Adjacent uses	Adjacent uses are woodland and farmland (mainly orchards), a scattering of dwellings, some equestrian use and a scout premises. Some commercial use at Malthouse Cottages 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?	R = Not adjacent 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 804m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1866m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = The site is 712m 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 885m 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 1490m 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 453m 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 977m from the nearest employment site. G = The site is 842m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 453m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 1218m 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 3235m 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 2067m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. 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 (2012) states residential development would be completely out of character with the scale and pattern of surrounding development. It would cause very substantial harm to the open rural character and scenic quality of this attractive area of countryside. It has a high sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	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 although the adjacent AW will need to be investigated further for ecological constraints.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, post office, sports facility, play space, bus stop, train station or cycle route. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- The site is greenfield and has a high sensitivity in the Landscape Character Assessment (2012). The Landscape Character Assessment (2012) states residential development would be completely out of character with the scale and pattern of surrounding development. It would cause very substantial harm to the open rural character and scenic quality of this attractive area of countryside.
- The site falls within Dean Street Conservation Area and has listed building designation within 30m. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts.
- The site adjoins an AW/ASNW. This issue would need investigating if the site was considered suitable for development and allocated in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-144	
Site name/address	Old School Nursery, Station Road, Headcorn	
Site area (ha)	0.21ha	
Approximate yield	6	
Proposed no. of pitches	N/A	
Site description	Level topography, hard surfaced with single storey detached building. Some landscaping including hedge to front boundary. Mature tree to rear. In predominantly commercial area but backs onto a housing estate. Adjoins Headcorn Station and associated infrastructure.	
Current use	Nursery	
Adjacent uses	Commercial to north, car park to west, train station to south and 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?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = Site is 358m from nearest medical hub or GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 9,845m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = ~Site is 580m from nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 5,232m from nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 946m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 453m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 2,143m from the nearest area of publicly accessible greenspace (>2ha in size)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 5,246m from nearest employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = Site is 453m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Site is 24m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 186m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact – located adjacent to a railway line with intermittent noise from trains
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 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 3 agricultural land

Will allocation of the site make use of previously 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 = Opportunity to enhance landscape character or

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	there is unlikely to be an adverse impact
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,536m from an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 5,408m from nearest LNR A = Site is 36m from nearest LWS
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a secondary school, post office, children's play space, employment site or bus stop. • This site lies adjacent to a Local Wildlife Site and so further investigation with regards to the effect of any development on the LWS would be required. • The site lies adjacent to a railway line and so there are potential adverse intermittent noise issues for future residents of the site. 		

1. Site Information

Number (linked to GIS database)	HO-145
Site name/address	Cleaveland, Chart Road, Chart Sutton
Site area (ha)	0.55ha
Approximate yield	13
Proposed no. of pitches	N/A
Site description	Residential site. Dwelling at front of site raised from road. Agriculture to east and north, part of ribbon development along Chart Road.
Current use	Residential
Adjacent uses	Residential/church yard

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 528m 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 4188m 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 479m from the nearest primary school.
How far is the site from the nearest post office or	R = >800m	R = The site is 910m from the nearest post office.

convenience shop?	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 = The site is 399m 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 765m 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 266m from the nearest greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2538m from the nearest employment site. R = The site is 3284m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = The site is 765m 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 = The site is 5252m 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 352m 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 5836m 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>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	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?	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) identifies the site as very highly sensitive ¹ . There are long ranging views from the site over Low Weald and a very distinctive built environment.
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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 1423m from an ancient woodland
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.

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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, post office, play space bus stop or train station. • Development would need to be appropriately designed to address the sensitive landscape setting, particularly with the long ranging views from the site and its currently established built environment. • The site is located close to a listed building and archaeological finds. Potential impacts on would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts regarding archaeology and the listed building. 		

1. Site Information

Number (linked to GIS database)	HO-146
Site name/address	Lordswood urban extension, west of Sindals Lane and north of Westfield Sole Road, Boxley
Site area (ha)	21.68ha (of which 7.5ha is proposed for development)
Approximate yield	300
Proposed no. of pitches	N/A
Site description	<p>The site is almost triangular in shape and lies at the south eastern edge of Lords Wood, backing on to Westfield Sole Road. The boundary of the site is drawn in such a way that it is apparent where the extension to North Dane Way (within Medway district) would have continued and connected to a Medway southern peripheral road.</p> <p>The eastern section of the site – essentially all of the land that is not covered by ancient woodland, is proposed for housing development. What this means is that between the development and the existing Lords Wood residential area there would be a significant section of ancient woodland. The ancient woodland would separate the new housing development from the existing housing development.</p> <p>On site, the three fields which would comprise the development are currently used as pasture and contain, among other things, what looks like an old caravan. These fields could currently be characterised as clearings in the woods, this is because at their eastern boundary, fronting on to Sindals Lane, an earth bund has been planted with trees that screens them from the open countryside beyond.</p> <p>The fields are otherwise open and flat and in themselves would pose no real constraint to development.</p>
Current use	Woodland, pasture
Adjacent uses	West – Lords Wood residential. East – agricultural land. North – residential and agricultural. South – mixture of commercial, low density residential and agricultural.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = The site is 523m 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 5696m 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 1306m 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 3558m 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 3443m 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 181m 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 adjacent to an employment site. R = The site is 4224m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

	G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 181m 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 5734m 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 3761m 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 5337m 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.	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB.
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	R = Includes 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	A = The site incorporates an Ancient Woodland where there is potential for a large variety of protected/notable species to be present due to the mosaic of habitats within the site including bats, reptiles, dormice and badgers.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, secondary school, primary school, a post office and sports facility.
- The site is also not easily accessible by foot to a train station or cycle route. The nearest service centre is over 4000m away. These issues would need to be investigated in more detail if the site was considered suitable for development and allocated in the Local Plan.
- The site falls within the Kent Downs AONB designation. Any development of the site would need to be appropriately designed to address the sensitive landscape setting of the development.
- The site is greenfield and also forms part of an AW/ASNW. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information		
Number (linked to GIS database)	HO-147	
Site name/address	Land rear of The Bell Inn, High Street, Staplehurst	
Site area (ha)	0.5	
Approximate yield	16	
Site description	The northern part of the site comprises the car park and garden associated with The Bell Inn, a vacant public house fronting onto the High Street, the southern part of the site comprises an area of lock up garages and associated hard surfacing, and the western part of the site comprises former allotments in an overgrown state.	
Current use	Garages serving neighbouring residential properties in the south of the site, pub car park and garden in the north, former allotments in west.	
Adjacent uses	Residential to the south, east and west, public house to the east, public car park 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?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 293m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 8,366m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 378m from primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 156m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 185m 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 = 472m 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 = 234m 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 = 1,126m from existing employment site G = 140m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 472m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,439m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 237m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
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,	G = Opportunity to enhance landscape character or

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	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 = 963m 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; 1,927m 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; 151m from LWS A = Potential impacts identified by County Council Ecologist; 43m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		



- This site lies within a Conservation Area and adjacent to a LNR, an area identified for having significant archaeological features or finds and a listed building furthermore the site is within close proximity to a LWS
- The site is not in easy access of a train station or a secondary school

1. Site Information		
Number (linked to GIS database)	HO-148	
Site name/address	The Acre, Eastwood Road, Ulcombe	
Site area (ha)	0.44ha	
Approximate yield	12	
Proposed no. of pitches	N/A	
Site description	The site is a parcel of land in remote rural location. There is an existing corrugated shed positioned somewhat centrally and generally poor quality tree coverage. There is some hard standing. The site is visible from the road and a public footpath to the north. Surrounding development is sparse and scattered. The existing site and building have limited visual impact.	
Current use	Unknown status of brownfield	
Adjacent uses	There is generally open agricultural land around the site, with a scattering of dwellings in the vicinity.	
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 = Site is 3,105m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4,855m 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 1,487m from the nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 1,107m 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 1,322m 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 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 = Site is 70m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 4,016m from the nearest local employment provision
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,344m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 4,428m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 310m from nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	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?	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
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 = Site is 116m from the nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 = Site is 1,075m from LWS G = Site is 9,404m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future: <ul style="list-style-type: none"> Any development of the site would harm the open countryside landscape character 		

- The site is in close proximity to ancient woodland or ancient semi-natural woodland, any development may cause adverse impacts but mitigation may be possible to offset these impacts if the sites are allocated
- The site is not easily accessible by foot to a train station, bus stop, employment site, post office, primary or secondary school or GP/medical service

1. Site Information		
Number (linked to GIS database)	HO-149	
Site name/address	Land east of South Road, Marden	
Site area (ha)	2.51ha	
Approximate yield	60	
Site description	<p>The site lies in the open countryside adjacent to the village envelope on the eastern periphery of Marden village, and approximately 600m from the village 'centre'.</p> <p>The site is a flat, open field, and is relatively featureless in character. It borders residential properties on South Road to the west and the rear of a number of detached dwellings on Howland Road to the north. Howland Road also forms the eastern boundary of the site, which has a strong hedgerow along its length. There are clear views into the site along this boundary.</p> <p>To southern end of the site has a strong hedgerow and trees along its perimeter. There are four large detached properties in close proximity to the south eastern boundary, which are accessed via a narrow lane along part of the site perimeter. The dwellings do not have clear views into the site due to the number of mature trees in this area.</p> <p>When standing on the public footpath in the south west corner of the site, the character and appearance of the site is wholly in keeping with the agricultural land to the south and to the east beyond Howland Road. In this view there is a scatter of buildings around the edge of the site, but they are not enough to enclose it.</p> <p>There are no long range views into the site but as described above, the open countryside further east is visible. The site is very visible from Howland Road when travelling from the east towards Marden village, and at present forms an attractive gateway to the village, owing much to the strong hedgerow at the site's boundary.</p> <p>Looking across the site from the east, the edge of Marden created by houses in South Road is rather harsh, but from Howland Road at least, this is a distant view softened by the site itself and the hedge on its eastern boundary.</p>	
Current use	Rough grassland – horses were grazing on site.	
Adjacent uses	Residential, agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 785m from medical hub/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 6395m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = Site is 1102m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 474m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = the site is 2m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 633m 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 178m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 806m from local employment provision G = Site is 387m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 633m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 776m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	A = site is 673m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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 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.	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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 = <400m from an 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 817m from LWS and 3410m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield and not previously developed land • Site is adjacent to a listed building, any development may cause adverse effects on the setting of the listed building therefore mitigation measures should be investigated to offset these impacts if the site is allocated. • This site is not in easy accessibility of a secondary school 		

1. Site Information

Number (linked to GIS database)	HO-150
Site name/address	Land to the north of Vicarage Road, Yalding
Site area (ha)	3.06ha
Approximate yield	12
Site description	Large area of unmanaged woodland with a number of unofficial paths running through. The land drops gently to the south. Public footpath KM192A runs along the north boundary which is open to the path. Beyond this are grazing fields and some woodland. To the east is an arable field. The south boundary is entirely bounded by houses on Vicarage Road (some within 20m) and a narrow strip of the site runs between the dwellings 'Holbrook' and 9 Vicarage Road (potential access). To the west are houses on Blunden Lane and Mount Avenue (within 10m).
Current use	Woodland
Adjacent uses	Residential

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 529m from GP/medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 5,572m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = Site is 145m from primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 523m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 243m from outdoor sports pitch
How far is the site from the nearest children's play space	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 285m from childrens play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 205m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1,231m from employment sites R = 3868m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 285m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 1,636m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 873m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = Site is 5,280m 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 & 3 agricultural land
Will allocation of the site make use of previously	R = Does not include previously developed land	R = Does not include previously developed land

developed land?	A = Partially 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness	G = Not within or adjacent to the Green Belt

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,169m from AW or ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage site is 244m from LWS and 6,130m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		

- This site is located on greenfield and not previously developed land
- This site lies in close proximity to a conservation area and an archaeological feature/find, any development of the site may cause adverse effects on the sensitive settings and therefore mitigation measures should be investigated to offset these impacts if the site is allocated.
- This site is not in easy access of a cycle route, train station, local service centre or secondary school

1. Site Information		
Number (linked to GIS database)	HO-151	
Site name/address	Church Farm, Maidstone Road, Marden	
Site area (ha)	30.44ha	
Approximate yield	500	
Site description	<p>The site comprises an extensive tract of agricultural land, divided into large fields, which is used for the cultivation of turf. The site is situated to the north of the railway line at Marden. The site is generally level. Access to the site is from the B2079 Maidstone Road. The access track into the site serves the property Orchard View and the small complex agricultural buildings at Church Farm.</p> <p>The boundaries to the site are demarked by hedgerows. Centrally located within the site are two reservoirs used for the irrigation of the turf. There are also at least a further 3 small ponds within the site and further ponds immediately beyond the western boundary.</p> <p>To the north and east the site adjoins further agricultural fields. The western boundary adjoins the substantial grounds of the property Olivers, which is accessed from Pattenden Lane, and further to the south the commercial unit occupied by Claygate and a field to the rear of the Crest Industrial Estate.</p> <p>The southern boundary of the site abuts the railway line, and gives access to the northern platform of Marden station. The site excludes and skirts to the north of the property The Old Vicarage, which fronts Maidstone Road, and the fields to the rear of this property.</p>	
Current use	Agriculture: turf growing business	
Adjacent uses	Agricultural fields to the east and north; residential plus Pattenden Lane industrial uses to the west; railway line and station to the south and residential. There are a further number of residential properties facing the site to the east of Maidstone Road and a further residential property (Hartridge) to the east of the site on the northern side of Maidstone Road.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = Site is 179m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 5,596m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 487m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 221m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 154m from outdoor sports
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 340m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 1m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 86m from employment space
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

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

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

SA Topic: Air quality and causes of climate change

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

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	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 = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 725m from AW or ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage – site is 1366m from LWS and 4067m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site not previously developed land • This site lies adjacent to a listed building, conservation area; any development on the site may cause adverse effects on these settings, furthermore the site is adjacent to and area of archaeological features/finds therefore mitigation measures should be investigated to offset these impacts if the site is allocated. • The site is not easily accessible to a cycle route or secondary school • A development of this size and scale may have adverse impacts on the existing landscape which is characterised as open and rural in character 		

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

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2,644m the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 3,284m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = Site is 1,459m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 2,341m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 1,842m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 6,521m from the nearest existing employment site R = Site is 2,620m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,341m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 2,627m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 874m from the nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 3a agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 935m from the nearest Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage Site is 930m from a LWS G = No likely impacts identified at this stage Site is 7,613m from the nearest LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • Development of this site would be intrusive to the existing landscape, mitigation may be possible to offset these impacts if the sites are allocated • This site is greenfield and not previously developed land • The site is not easily accessible by foot to the nearest cycle route, train station, bus stop, post office, primary or secondary school or GP/medical service 		

1. Site Information		
Number (linked to GIS database)	HO-153	
Site name/address	Land at Great Love Farm, Love Lane, Headcorn	
Site area (ha)	0.36ha	
Approximate yield	2	
Proposed no. of pitches	N/A	
Site description	This site is part of a field in a generally sparsely developed area of open countryside. A public footpath adjoins the eastern boundary and the River Sherway is some distance to the north. A mobile home and commercial yard lie to the east and a farmhouse to the north.	
Current use	Agricultural	
Adjacent uses	Agricultural, residential and commercial	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = Site is 1,966m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 8,679m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = Site is 2,134m from the nearest primary school

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = Site is 4,818m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 832m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 1,978m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 2,145m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 6,9421m from local employment provision A = Site is 1,949m from the nearest local service
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

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

SA Topic: Air quality and causes of climate change

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

developed land?	A = Partially 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	G = Not within or adjacent to the Green Belt

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = 13.75% of the site is within Flood risk zone 2
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1,582m from an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	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 Site is within LWS

		G = No likely impacts identified at this stage Site is 7,145m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is greenfield and not previously developed land • The site is within a Local Wildlife site, any development may cause adverse impacts but mitigation may be possible to offset these impacts if the site is allocated. 		

1. Site Information

Number (linked to GIS database)	HO-154
Site name/address	Broomfield Park, Kingswood
Site area (ha)	50.70ha
Approximate yield	900
Proposed no. of pitches	N/A
Site description	This is a large site on the western edge of Kingswood village. The site is screened on the west, north and east sides by tree growth, although on the northern edge this is quite permeable. The site is comprised of separate parcels of land used for different purposes, although most of the site is used as a nursery for Christmas trees. The land is mostly flat but rises slightly to the north from Gravelly Bottom Road.
Current use	A mixture of uses, Christmas tree nursery and sales, storage for cars and caravans, workshops, and a general dumping ground for non-specific waste items. Also woodland.
Adjacent uses	South – residential. North – agricultural. East – Kingswood village. West – woodland.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 746m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = Site is 4775m from the nearest secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 679m from the nearest primary school
How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	A = site 548m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 949m from the nearest outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 952m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 3,339m from nearest local employment service R = Site is 3,972m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = Site is 952m from nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,549m from nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,254m from nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 3a agricultural land G = Does not include 1, 2 or 3a agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment: SA Objective 7. To create and sustain vibrant, attractive and clean communities SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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
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 = <400m from an AW/ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = 0m from LWS Potential impacts identified by County Council Ecologist G = 6,496m from LNR No likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site lies within a local wildlife site development of the site may cause adverse impacts on the LWS mitigation measures needs to be investigated that may offset these impacts if the site is allocated. • The site is not easily accessible to a cycle route, train station bus stop, local service centre, employment site or secondary school. • The Landscape Character Assessment (2012) suggests the area should be protected and enhanced. 		

1. Site Information

Number (linked to GIS database)	HO-155
Site name/address	Maidstone urban extension
Site area (ha)	164.03ha
Approximate yield	4500
Proposed no. of pitches	N/A
Site description	<p>This is a very large site which is removed from the urban periphery of Maidstone to the south east along the A274, Sutton Road, by approximately 1km. The site lies in very close proximity to the village of Otham (a Conservation Area) to the west and Leeds (a Conservation Area) and Langley to the east.</p> <p>The site encompasses land to the east of New Road, Otham and Otham Street, extending along Otham Street nearly as far as Caring Road to the North. The site's north eastern and eastern boundaries lie in close proximity to Caring Lane and the site crosses Back Street at Arnold Farm. To the south, the site extends as far as the A274, taking in Rumwood Nursery on New Road. New Road itself is the most suitable point of entry to the site from the A274.</p> <p>The centre portion of the site is not included in the site submission. This section includes several detached residential properties and farm buildings along Holly Farm Road and part of Avery Lane near its junction with Holly Farm Road.</p> <p>There are a number of roads and tracks traversing the site, including Avery Lane in the centre of the site and Stoneacre Lane to the west, which has a Grade II* Listed Building (Stoneacre) abutting the site boundary in this area.</p> <p>The southernmost and central sections of the site, closest to the A274, Sutton Road, are relatively flat and consist of open fields, some of which are used as orchards, and for market gardening, including greenhouses. The remainder of the land in this location consists of open green fields with individual farm buildings and a number of residential properties, particularly along Holly Farm Road, Back Street and Avery Lane. Most of the fields in this area have high hedges and are adequately screened from the roads.</p> <p>To the west of the site's central area, there is a deep and picturesque valley separating Stoneacre Lane and Otham Street, the majority of which is in the Otham Conservation Area. When standing near the war memorial and playing field at the junction of Otham Lane and Stoneacre Lane, there are clear and uninterrupted views across the valley in the direction of Caring Lane.</p> <p>Similarly, there is a valley running west/east between the northern section of Otham Street and Caring Lane (near junction with Forge Lane). The section of the site near Arnold Court on Caring Lane is significantly higher than the parcel of land in close proximity to Stoneacre and the land in between can be described as undulating. There are clear views from the site boundary in the vicinity of Arnold Court towards the North Downs.</p>
Current use	Site has a number of uses at present including: Horticultural, Agriculture and Residential
Adjacent uses	Predominantly horticultural and agricultural uses

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a	R = Not adjacent to the Maidstone Urban Area, or a	R = Not adjacent to the Maidstone Urban Area, or a

Rural Service Centre?	rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 457m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 1747m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = The site is 1048m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 1220m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 133m from a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 1m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 142m to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service	R = >2400m	G = The site is 763m from an employment site. G = The site is 934m from the nearest service centre.

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

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact due to the scale of development proposed.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA	G = The site is 3052m from an AQMA.

	A = <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 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail

	unlikely to have an impact on a nearby listed building.	through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<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 = Likely adverse impact as the site is of considerable size and currently only has a few dwellings. The Landscape Character Assessment (2012) assessed the site as having 'very high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b	G = Flood risk zone 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."

	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	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 154m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The County Council Ecologist has stated there is 'potential for significant ecological impacts.'
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated The site is not easily accessible by foot to the nearest medical hub/GP, secondary school, primary school, post office, cycle route or train station. The potential to provide a medical hub, school and post office through the scheme may need to be investigated. Nearby residents of the site may be adversely impacted by the new noise generated from the size of such a development. Mitigation measures may need to be implemented. The Landscape Character Assessment has assessed the site as having very high sensitivity. The scale of the proposed development would need at least an Environmental Impact Assessment screening. It is likely to need a full Environmental Impact Assessment. The site is adjacent to two Conservation Areas and listed buildings. These issues may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO-156	
Site name/address	Tongs Meadow and land at Harrietsham Primary School, West Street, Harrietsham	
Site area (ha)	3.31ha	
Approximate yield	99	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the western edge of the village of Harrietsham and consists of a large irregular shaped field of overgrown and unmaintained grassland. The field undulates and is at its highest point to the north. The eastern part of the site is in close proximity to West Street and the residential development at Baldwin's Place is relatively flat.</p> <p>The site is bounded by West Street to the south, Baldwin's Place and commercial properties at Station Road to the east, Harrietsham Primary School to the west and the Ashford-London train line to the north east. There are some mature trees dispersed throughout the northern part of the site.</p> <p>There is a strong hedgerow and tree boundary along the southern boundary which is positioned above road level to the south. Further south, on the opposite side of West Street are large 1-2 storey detached, semi-detached and terraced residential dwellings and a new development of similar sized dwellings is in the early stages of development on Hook Lane. The roofs of these dwellings are visible from the middle of the site, as are some of the dwellings on Baldwin's Place to the east.</p>	
Current use	The site is currently vacant and overgrown.	
Adjacent uses	<p>North – Ashford-Maidstone railway line – also, land adjoining site to the north west is owned by KCC and used as a playing field (football Pitch) by the Harrietsham Primary School</p> <p>South – ongoing residential development of Hook Lane site</p> <p>East – existing residential dwellings at Baldwin's Place and industrial/commercial estate near station</p> <p>West – Harrietsham Primary School</p>	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 672m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2728m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 539m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2964m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 566m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 691m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A =>300m (ANGST) G = <300m	A = The site is 459m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is adjacent to an employment site. R = The site is 3227m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space.

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 691m 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 32m from a train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 984m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact as the site is bounded by a commercial estate and a railway line.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 9608m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail

	features have been found, or are likely to be found in the future. N = No information available at this stage	through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1430m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = There are potential significant impacts identified by County Council Ecologist. These may affect bats, breeding birds and Great Crested Newts.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest secondary school, medical hub/GP, play space, green space, bus stop or cycle route. • The site is greenfield land. • Future occupiers of the site may be adversely impacted by noise/vibration from the nearby commercial estate and railway line. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site has potential for ecological constraints and these may need to be investigated in more detail if the site was to come forward for development and mitigation measures may need to be implemented to address potential adverse impacts. 		

1. Site Information		
Number (linked to GIS database)	HO-157	
Site name/address	Land south of Ashford Road, Harrietsham	
Site area (ha)	4.84ha	
Approximate yield	71	
Proposed no. of pitches	N/A	
Site description	The site consists of a grazing field which slopes down to the south. There is no internal vegetation within the site and the site is open in appearance. The site wraps around the built up area to the south west where there is a slight valley with a stream in close proximity to Fairbourne Lane. The site is bounded to the north by Ashford Road, to the south by the CTRL rail line and the M20 and to the west by Fairbourne Lane, the Roebuck Business Park and allotments. To the east are residential units at Taylor Close and mixed-use along East Street with open land beyond to the south-east.	
Current use	Agricultural	
Adjacent uses	Employment, residential, allotments, CTRL and M20 motorway. The northern tip of the site is in close proximity to the village shop.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 532m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2442m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m	G = The site is 291m from the nearest primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2942m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 347m from a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 504m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 461m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is adjacent to an employment site. R = The site is 2943m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	N/A

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 504m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = The site is 364m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 1401m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact from the M20 motorway and the HS1 railway.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 9806m 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not 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.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = There is unlikely to be an adverse impact as the site is bound by Ashford Road, CTRL and the M20 although the land is currently open. The Landscape Character Assessment (2012) identified the sensitivity of the wider landscape as 'moderate'.

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 1276m from an AW/ASNW.

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist include the species rich hedgerow which forms the boundary to the south of the site and the LWS 112m away.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to the nearest secondary school, medical hub/G, post office or cycle route. It is also almost 3km from the nearest service centre. • The site is greenfield land. • Future occupiers of the site may be adversely impacted by noise/vibration from the nearby M20 and CTRL railway line. This may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site is located close to a Conservation Area and possibly will have ecological constraints to the south of the site. Potential impacts would need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. 		

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = Site is 897m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 1,442m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 554m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m	A = Site is 652m from the nearest post office

	G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 16m from the nearest outdoor sports pitch
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 602m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 16m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is within an employment area and G = 568m from a local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	R = Allocation will lead to significant loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m	A = Site is 602m from the nearest bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,956m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = Site is 3,042m from the nearest cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	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 Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	N = No information available at this stage

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>R = Flood risk zone 3a; 0.4%</p> <p>A = Flood risk zone 3b; 0.4%</p> <p>A = Flood risk zone 2: 0.5%</p>
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	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 = 615m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage 1,757m from a LWS, 3,960m from a LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> This site is located on greenfield and not previously developed land 		

- A small proportion of this site is located within flood zones 2, 3a and 3b mitigation measures could be put in place to limit the effects of this on any development on the site
- The site is not in easy access of a cycle route, train station or medical/GP service. However due to the potential scale of the development there may be scope to provide some amenities as part of the development process.
- The allocation of this site would result in the loss of existing employment land.

1. Site Information		
Number (linked to GIS database)	HO-159	
Site name/address	Five Acre site adjacent to Bensted Close, West Street, Hunton	
Site area (ha)	1.90ha	
Approximate yield	60	
Proposed no. of pitches	N/A	
Site description	The site is part of an open field, generally very flat. It is bounded by fields to the northwest and north east, with a residential close to the south west. There is a Historic Park opposite the site.	
Current use	Agricultural field	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 2143m 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 4067m 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 279m 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 2240m 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 397m from a sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 461m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site 9m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2943m from an employment site. R = The site is 2590m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 60m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 3459m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 6362m from the nearest cycle route.

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 5244m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness	G = Not within or adjacent to the Green Belt.

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity ¹ . There are large scale open fields with clear long distance views.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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 851m 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 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
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to the nearest medical hub/GP, secondary school, post office, employment site, train station, service centre or cycle route. • The Landscape Character Assessment (2012) assessed the site's sensitivity as high. • The site is greenfield. • The site is located in close proximity (within 50m) to a listed building. The development would need to be appropriately designed in order to preserve its setting. 		

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1247m 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 6640m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1158m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 338m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 238m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 498m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 208m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 86m from the nearest employment site. G = The site is 1268m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 9208m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

the site likely to cause harm to the objectives of the Green Belt designation?	development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	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 a high sensitivity ¹ . There are large scale opens fields, dominance of mature oak trees with historic buildings scattered through the 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	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	G = The site is 2309m from an AW/ASNW.

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."

	G = >400m	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage although the site has a number of ponds which may include Great Crested Newts.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a medical centre/GP, secondary school, primary school or cycle route. • The site is greenfield. • The site has been identified as having a high sensitivity in the Landscape Character Assessment (2012). • There is potential for GCN to be present in the on-site ponds. • The site has records of archaeological finds. This issue may need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. Mitigation measures may need to be implemented to address potential adverse impacts. 		

1. Site Information		
Number (linked to GIS database)	HO2-161	
Site name/address	Land to the west of Goudhurst Road, Marden	
Site area (ha)	24.35ha	
Approximate yield	700	
Site description	This is a large site west of Goudhurst Road in the open countryside adjacent to the village of Marden. The northern boundary of the site abuts the Ashford – Tonbridge rail line and the north eastern and southern boundaries abut the gardens of residential properties on Goudhurst Road. The western boundary of the site is less well defined and extends into the open countryside. There are clear views into the site and beyond into the open countryside when travelling on Goudhurst Road. The character of the area, particularly at the site's southernmost boundary is rural, where views to the west comprise flat open fields. A tributary of the River Teise flows through the centre of the site and of particular importance is that the majority of the site is in Flood Zones 2 and 3.	
Current use	Agricultural land – floodplain for River Teise	
Adjacent uses	Residential, agricultural, industry	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 430.6m from the nearest medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6,549m from the nearest secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 127.41m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 741.1m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 140.3m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 367.98m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 320.5m (ANGST) from the nearest area of publicly accessible greenspace (>)
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 96.32m from employment site G = 702.39m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 & 3 agricultural land

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

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>The 2012LCA concluded that the condition of the site is good, the sensitivity; high and overall aim is to conserve.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>R = Flood risk zone 3b = 61.5%</p> <p>A = Flood risk zone 3a = 66.1%</p> <p>A = Flood risk zone 2 = 90.6%</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>	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 = 1,289.9m 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; 2,185.06m 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; 1,293.03m from LWS</p> <p>G = No likely impacts identified at this stage; 4,601.73m</p>

		from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on green field land • Approximately 66% of the site is within flood zone 3a and 61% of the site is within flood zone 3b, housing should not be permitted on such land • The site is within close proximity to a conservation area, mitigation measures need to be investigated to limit any adverse impacts on the sensitive setting • This site is not within easy access of a cycle route or secondary school 		

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 677m 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 = 1890.30m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 911.9m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m	A = 642m 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 = 0m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 476.6m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 6.73m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1,950.76m to local employment provision G = 587m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 609m from bus stop

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 & 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

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

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

	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 22.22m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,774m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist; 7.03m from LWS G = No likely impacts identified at this stage; 845m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • This site is located on greenfield land • The site is located adjacent to a LWS and AW or ASNW • This site does not have easy access to a train station or a primary school or the Maidstone Urban Area 		



1. Site Information		
Number (linked to GIS database)	HO2-163	
Site name/address	Oakdene Farm, Leeds Road, Langley	
Site area (ha)	17.15ha	
Approximate yield	500	
Site description	This site is mainly a large area of farmland, used for growing fruit under polytunnels, with yard, agricultural buildings and workers caravans in the centre. There is some residential development adjoining, mainly of linear form. The site joins a Site of Nature Conservation Interest to the north-east.	
Current use	Agricultural	
Adjacent uses	Agricultural and residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = 806m 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 = 3518.2m from a secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1040.30m from primary school

How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1108.01m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 397m from the nearest outdoor sports facilities (
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 552.5m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2056.15m to local employment provision R = 2625.3m to local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	A = Partially within previously developed land

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated The 2012 LCA concluded this site should be conserved and reinforced
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 0m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 3519.9m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist; 0m from LWS G = No likely impacts identified at this stage; 5858m from LNR
Commentary, including potential mitigation/enhancement measures		
The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:		



- This site is mainly on greenfield land
- This site has a LWS and AW/ASNW within it
- This site does not have easy access to a cycle route, train station, local service centre, post office, primary school or Maidstone Urban Area

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = 1,287.4m 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 = 2,969.7m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,227.2m from primary school
How far is the site from the nearest post office?	R = >800m	R = 1,294.3m from 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 = 1,441.1m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 0m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 72.42m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3050.48m from employment site G = 1248m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 28m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,904.54m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4,093.19m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	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 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.
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	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

of the impacts is unlikely to be achieved?	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 2012 LCA concluded the condition of the site is good and the sensitivity; moderate, the overall aim for the site is to conserve and reinforce
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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 = 167m 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; 2852m 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; 165m from LWS G = No likely impacts identified at this stage; 3,446m from LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is only partially within greenfield land
- This site is in close proximity to a LWS and an AW or ASNW



- This site is not in easy access of a cycle route, train station, employment site, post office, primary school or the Maidstone Urban Area.

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = 1,362.5m 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;	R = 5,335m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 351m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m	R = 1,732.13m 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 = 590.2m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 729m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 792.83m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,511.40m from employment site R = 5,154.68m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = 426m from bus stop

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

of the impacts is unlikely to be achieved?	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 2012 LCA concluded this site has good condition, high sensitivity and overall should conserve
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	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 = 783.21m 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; 5,308.19m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,134.2m from LWS G = No likely impacts identified at this stage; 8,700.3m from LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is situated within greenfield land
- The 2012 Landscape Character assessment concluded that this site should be conserved



- This site is not in easy access of a train station, cycle route, local service centre, employment site, post office, secondary school, medical hub of Maidstone Urban Area.

1. Site Information		
Number (linked to GIS database)	HO2-167	
Site name/address	Winders (west of Reservoir Cottage), Lenham Road, Harrietsham	
Site area (ha)	0.70ha	
Approximate yield	18	
Site description	<p>This is a rectangular site opposite Fairbourne Reservoir on Lenham Road in Fairbourne Heath. The northern and western boundaries of the site border Lenham Road and Windmill Hill respectively, both of which are narrow minor roads. The site is well screened from view by mature hedgerows along both boundaries.</p> <p>The eastern site boundary abuts a large detached residential dwelling and a strong hedgerow screens the site from the property. The southern boundary of the site is not defined and is in the open countryside.</p> <p>The character of the area surrounding the site is very rural. There are several properties (mostly large and detached) along Lenham Road and Windmill Hill but this cluster of dwellings is removed from Kingswood to the west, Harrietsham to the north, Ulcombe to the south and Platts Heath to the east.</p>	
Current use	Site is unmanaged and overgrown	
Adjacent uses	Residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1,790m from medical hub/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 3814.89m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,711.89m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,894.29m to the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1,512.2m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,498.7m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 179.35m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2,176m from local employment site R = 4,203m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated. The 2012 LCA concluded to conserve and reinforce this site
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 = 14m 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; 4,540.2m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<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; 111.06m from LWS</p> <p>G = No likely impacts identified at this stage; 9,762.2m from LNR</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located within greenfield land
- This site is located within close proximity to a LWS and an AW/ASNW
- This site is not in easy access of cycle route, train station, bus stop, local service centre, post office, primary school, medical hub or the Maidstone Urban Area

1. Site Information		
Number (linked to GIS database)	HO2-168	
Site name/address	College Farm, Ulcombe Hill, Ulcombe	
Site area (ha)	0.31ha	
Approximate yield	8	
Site description	The site is located to the east of Ulcombe Hill, and to the north of the village of Ulcombe. To the east lies a car sales unit with further sporadic development as one travels westwards. The village of Kingswood lies further west. To the north – undeveloped fields. To the east – undeveloped fields. To the south – undeveloped fields. The land is relatively flat. There is a substantial hedge to the road frontage.	
Current use	Undeveloped land	
Adjacent uses	Residential and agricultural.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = 818m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 4,639m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 899m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1154m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 541m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 529m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 1,233m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2,479m from employment sites R = 5,067m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>The 2012 Landscaper Character Assessment Concluded the condition of the site is good, the sensitivity; High and the overall aim is to conserve.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	A = 12m 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; 4,363m 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; 6m from LWS</p> <p>G = No likely impacts identified at this stage: 8,868m from LNR</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located on greenfield land
- This site is located adjacent to a LWS and an AW/ASNW
- This site is not in easy access of a cycle route, train station, local service centre or employment site, or the Maidstone Urban Area, however due to the relatively small size of this site it may not be a concern

1. Site Information

Number (linked to GIS database)	HO2-169
Site name/address	Jarrak Barn (south of 15 Caring Lane), Caring Lane, Bearsted
Site area (ha)	0.50ha
Approximate yield	2
Site description	Relatively level, well screened with substantial tree boundary at front. Existing garage lock up on site, no other hard standing. A few trees within the site. No footpaths or street lighting.
Current use	Unclear save for the garage.
Adjacent uses	Residential to north and west. Paddocks to the south.

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 = 1,696m 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 = 3,740m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,740m from the nearest primary school
How far is the site from the nearest post office?	R = >800m	R = 1,777m from the nearest post office

	A = 400m – 800m G = <400m	
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 72m from outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1,625m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 317m (ANGST) from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3,074m from local employment provision G = 1,476m from nearest local service
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m	G = 344m from bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,936m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,985m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	R = Does not include previously developed land
Landscape, townscape and the historic environment:		

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact. The 2012

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Landscape character assessment concluded this site to be of poor condition, low sensitivity and with an overall aim to improve the site
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 363m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,858m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 512m from LWS G = No likely impacts identified at this stage; 3,550m from LNR

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- This site is located within green field land

- The site is not in easy access of a cycle route, train station, existing employment site, post office, primary school or the Maidstone Urban Area, however, due to the small size of this site, this is not such a concern.

1. Site Information		
Number (linked to GIS database)	HO2-170	
Site name/address	Land adjacent to Four Wents Orchard, Chartway Street, Sutton Valence	
Site area (ha)	0.67ha	
Approximate yield	20	
Proposed no. of pitches	N/A	
Site description	The site contains a modern agricultural building and is generally overgrown with trees, brambles, etc. There is a public footpath to the west and a number of mature trees of high amenity value. There is agricultural land to the north and a scattering of dwellings around the site. The site may formerly have been a nursery, although it could be argued that this use may have been abandoned.	
Current use	Agricultural	
Adjacent uses	Agricultural and residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 759m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = The site is 4290m 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 879m from the nearest primary school.

How far is the site from the nearest post office or convenience shop?	R = >800m A = 400m – 800m G = <400m	R = The site is 884m 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 279m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 382m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 169m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2774m from the nearest employment site. R = The site is 3381m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 219m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = The site is 5242m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 3123m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 5942m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

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

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) suggests development would affect the rural character of the countryside although the assessment of sensitivity was 'moderate'. ¹
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
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 169m from an AW/ASNW.

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 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated • The site is not easily accessible by foot to a medical centre, secondary school, primary school, train station or cycle route. • The site is approximately 3000m from the nearest employment centre and service centre. • The site is greenfield. 		

1. Site Information

Number (linked to GIS database)	HO2-171
Site name/address	Land at George Street, Staplehurst
Site area (ha)	2.24ha
Approximate yield	56
Proposed no. of pitches	N/A
Site description	<p>The site is located to the north of Staplehurst. The site is currently surrounded by open countryside. There is some sporadic development to the north and to the east of the site. There is an existing property within the site.</p> <p>There are no ponds within the application site, although it is also noted that there are a significant number of water bodies within the land to the south of the site.</p> <p>The land is generally flat, although there is a slight rise from south to north and from west to east.</p>
Current use	Residential and undeveloped land
Adjacent uses	Residential and agricultural

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = The site is 1274m 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 6590m from the nearest secondary school.

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 1189m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 481m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 131m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 511m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 63 from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 67m from the nearest employment site. G = The site is 1302m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 9183m 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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>R = The Landscape Character Assessment (2012) assessed the site as having a high sensitivity¹. There are large scale opens fields, dominance of mature oak trees with historic buildings scattered through the landscape.</p>

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = The site is 2224m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage.

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."

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.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible by foot to a medical centre/GP, secondary school, primary school or cycle route.
- The site is greenfield.
- The site has been identified as having a high sensitivity in the Landscape Character Assessment (2012).

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1781m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 712m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	G = The site is 226m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = The site is 18m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 55m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 140m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1850m from the nearest employment site. A = The site is 1978m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 2648m 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>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness	G = Not within or adjacent to the Green Belt.

<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>G = Not within or adjacent to the Green Belt</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 = The Landscape Character Assessment (2012) assessed the site as having a very low sensitivity. There is existing built development with limited long range views.</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</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1.</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate.</p>
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</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = The site is 488m from an AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage.</p>

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre but is close to a Larger Village with some essential local facilities
- The site is not easily accessible by foot to a medical centre/GP, train station or cycle route.
- The site is also almost 2000m from the nearest employment site and service centre.
- The site is greenfield.
- Any proposed development would be within 100m of a Conservation Area and where archaeological remains have been previously found. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes.

1. Site Information		
Number (linked to GIS database)	HO2-173	
Site name/address	Land south of Court Lodge Cottages, Court Lodge Road, Harrietsham	
Site area (ha)	4.38ha	
Approximate yield	50	
Proposed no. of pitches	N/A	
Site description	<p>The site lies in the open countryside to the north of Harrietsham village, and abuts the existing village development boundary in a very small section of to the north east. The site is detached from the main built up area of the settlement and physically separated by the railway line to the south and a strong wooded boundary to the east, with a lake beyond. The site is adjacent to the North Downs Area of Outstanding Natural Beauty immediately to the west and north.</p> <p>Several residential dwellings (Court Lodge Cottages) look directly on to the site along its northern boundary, which is quite open apart from some intermittent hedges and trees. These dwellings are situated along Court Lodge Drive, which is accessed via Church Road to the west. Court Lodge Drive is a private lane leading to Court Lodge Farm.</p> <p>A public footpath which runs along the western perimeter of the site connects Court Lodge Drive to the railway station.</p> <p>The southern, eastern and western boundaries of the site are tree lined and form strong boundaries with the adjacent fields to the west, railway line to the south and pond to the east.</p>	
Current use	Arable land	
Adjacent uses	Residential, agricultural, transport (rail station close to boundary of site across rail line)	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = The site is 294m from the nearest medical hub/GP.</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2327m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 245m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2871m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 232m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 346m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 579m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 89m from the nearest employment site. R = The site is 2816m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = The site lies adjacent to Ashford-Maidstone railway line.
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 10107m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan

	N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site falls within the Kent Downs AONB designation. The Landscape Character Assessment (2012) assessed the site as having a high sensitivity ¹ . There are infrastructure routes close to the boundary along with listed buildings which create a traditional setting.
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.

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: 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 1206m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage although the surrounding hedgerows may be species rich.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a post office, service centre or cycle route. • Future occupiers of the site may be adversely impacted by noise/vibration from the nearby railway line. Mitigation measures may need to be implemented. • The site is greenfield. • A section of the site falls within the Kent Downs AONB designation. • Any proposed development would be within 50m of listed buildings and where archaeological remains have been previously found. If the site was considered suitable for development and allocated in the Local Plan, these issues may need to be investigated in more detail through the pre-application and planning application processes. 		

1. Site Information		
Number (linked to GIS database)	HO2-174	
Site name/address	Land south of Grigg Lane, Headcorn	
Site area (ha)	4.15ha	
Approximate yield	54	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the east of Headcorn, on the southern side of Grigg Lane. To the east of the site is an agricultural business, and to the west residential properties. To the north is a housing development currently under construction.</p> <p>To the south is undeveloped land.</p> <p>The land is relatively flat, although does fall southwards.</p> <p>The land is bound to the north by hedgerow – with some sporadic tree planting within the site. There is a cluster of trees at the southern end of the site.</p>	
Current use	Undeveloped land	
Adjacent uses	Residential and agricultural	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = The site is 654m 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 9328m from the nearest secondary school.</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 812m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 5361m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 284m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 689m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 2074m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 5621m from the nearest employment site. G = The site is 648m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	N/A

Output Areas within the country.		
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 257m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = The site is 546m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 9275m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 12005m 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	A = Includes Grade 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land.

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land.
Landscape, townscape and the historic environment:		
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	A = The Landscape Character Assessment (2012) assesses the wider area as good condition with a high sensitivity. The site abuts residential development on two sides and landscape mitigation would be possible to reduce any adverse impact of development.

SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = The site is within both flood zone 3a (37%) and flood zone 3b (30%).

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 2057m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	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 = No likely impacts identified at this stage although there is a number of ponds surrounding the site where Great Crested Newts may be present. The site is within 100m of a LWS.

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not easily accessible by foot to a medical centre/GP, secondary school, primary school, post office, play space, greenspace or cycle route.
- The site is also over 5500m from the nearest employment site.
- The site is greenfield.
- Part of the site is in the floodplain and is unlikely to be suitable for development – subject to a Flood Risk Assessment.
- The site has potential for ecological constraints and these may need to be investigated in more detail if the site was to come forward for development and mitigation measures may need to be implemented to address potential adverse impacts.

1. Site Information

Number (linked to GIS database)	HO2-175
Site name/address	Land at Green Lane, Langley
Site area (ha)	0.66ha
Approximate yield	17
Proposed no. of pitches	N/A
Site description	The site is part of a larger site currently utilised as a nursery for trees, which are then sold on in garden centres. There a number of trees (some significant) and hedgerows to the boundaries of the site.
Current use	Nursery for the growing of trees for onward sale at garden centres
Adjacent uses	North: Residential properties within the settlement of Langley Heath; East: Some residential and open countryside; South: A few residential dwellings on Green Lane, then open countryside; West: The remainder of the larger site (i.e. tree nursery).

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	G = The site is 283m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 3284m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	R = The site is 2131m 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 1788m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = The site is 1378m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 309m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = The site is 416m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1838m from the nearest employment site. R = The site is 2453m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 4854m 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 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 a very high sensitivity ¹ . The site is a mixture of pasture and orchard with small woodland blocks.
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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 = 9% of the site is in flood zone 3a and 9% is in 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	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 424m 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 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.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible by foot to a primary school, post office, train station or service centre. • The site is greenfield. • The Landscape Character Assessment deemed the site to have very high sensitivity. • Almost 10% of the site falls in flood zone 3b. 		

1. Site Information

Number (linked to GIS database)	HO2-176
Site name/address	Whippet Meadow, Hockers Lane, Detling
Site area (ha)	1.85ha
Approximate yield	46
Proposed no. of pitches	N/A
Site description	Set down from Hockers Lane, adjacent to motorway, visible from north, trees on boundary, pumping station on opposite side of road. Open or wooded on other boundaries. Awkward shaped site.
Current use	Whippet racing
Adjacent uses	Motorway to north. Wooded/open land on other sides

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1091m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2197m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	R = The site is 1449m 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 907m 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 391m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 956m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 1886m from the nearest employment site. G = The site is 1019m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 2818m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The Landscape Character Assessment (2012)

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	assessed the site as having a moderate sensitivity ¹ . There are large blocks of trees on the site which is within 50m of the Kent Downs AONB.
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

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

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

Commentary, including potential mitigation/enhancement measures

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated.
- The site is not easily accessible to a medical centre/GP, primary school, post office, play space, bus stop, train station or employment site.
- The site is greenfield.
- The site is within 50m of the Kent Downs AONB designation.
- The site includes an AW and LWS. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.

1. Site Information

Number (linked to GIS database)	HO2-177
Site name/address	Top Meadow, Hockers Lane, Detling
Site area (ha)	0.76ha
Approximate yield	19
Proposed no. of pitches	N/A
Site description	Pond dominates centre of site. Existing access. Site set well back to existing street/built development on Hockers Lane. Railway line and motorway to south.
Current use	Wildlife site
Adjacent uses	Railway

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 1562m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2653m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m	R = The site is 1742m from the nearest primary school.

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 697m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 669m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 1416m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = The site is 2099m from the nearest employment site. G = The site is 1491m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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 3201m 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.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A = The site falls within the Kent Downs AONB designation. The Landscape Character Assessment (2012) assessed the site as having a high sensitivity¹. There are infrastructure routes close to the boundary along with listed buildings which create a traditional setting.</p>
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	R = Includes AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.

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

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is currently a LWS.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not adjacent to the Maidstone Urban Area or a rural service centre and would not be more accessible to services even if other sites were allocated. • The site is not easily accessible to a medical centre/GP, primary school, post office, play space, bus stop, train station or employment site. • The site is greenfield. • The site is within 50m of the Kent Downs AONB designation. • The site includes an AW and LWS. These issues would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = The site is 585m from the nearest medical hub/GP.

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = The site is 1304m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = The site is 852m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = The site is 558m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 165m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 359m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is adjacent to greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is 1281m from the nearest employment site. G = The site is 511m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.

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

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = The site is adjacent to a busy road which may cause noise issues.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 1887m 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	A = In close proximity to the Kent Downs AONB and/or	G = Not within or adjacent to a Conservation Area and is

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	unlikely to have an impact on a nearby listed building.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = The Landscape Character Assessment (2012) assessed the site as having a low sensitivity ¹ . There are currently large buildings in the vicinity along with the busy roads.

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = The site is 257m from an AW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = The site is approximately 30m from a LNR. The County Ecologist believes the site to have ecological value.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible to a primary school or train station. • The site is greenfield. • Future occupiers of the site may be adversely affected by noise/vibration from the nearby roads. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable for development and allocated in the Local Plan. Mitigation measures may need to be implemented. • The site may contain ecological constraints which need to be investigated at a later stage should the site come forward for development. 		

1. Site Information		
Number (linked to GIS database)	HO2-179	
Site name/address	Upper Horseshoe Farm, Dean Street, East Farleigh	
Site area (ha)	6.23ha	
Approximate yield	156	
Proposed no. of pitches	N/A	
Site description	The site comprises mainly open fields with some tree coverage. It is generally fairly flat. The site occupies a prominent position at the corner of Heath Road and Dean Street and is mainly of linear form, fronting the road. There is a less built up frontage, with only a scattering of dwellings, to this part of Heath Road.	
Current use	Agricultural	
Adjacent uses	Agricultural and some residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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 815m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2474m 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 951m 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 836m 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 1650m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = The site is 224m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = The site is 12m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = The site is 2637m from the nearest employment site. G = The site is 785m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = The site is 2905m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A = The Landscape Character Assessment (2012)

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>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>	assessed the site as having a moderate sensitivity ¹ . Officer's comments state development would be out of character to the current countryside setting, not relating well to existing patterns however.
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SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<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 47m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	A = The County Ecologist believes there is potential for

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	significant ecological impacts.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical centre/GP, secondary school, primary school, post office, sports facility, train station or cycle route. • The site is also over 2500m from the nearest employment site. • The site is greenfield. • There is the potential for significant ecological constraints associated with the site. 		

1. Site Information		
Number (linked to GIS database)	HO3-186	
Site name/address	Haynes Brothers Ltd, Ashford Road, Maidstone	
Site area (ha)	2.10ha	
Approximate yield	250	
Site description	<p>The site, occupied by Haynes and its associated businesses, is a triangular parcel of land bounded by Ashford Road/Andrew Broughton Way to the south, the Maidstone-Ashford railway line to the north east and to the east by the rear premises of the properties which front the eastern side of Albion Place.</p> <p>The site is occupied by car sales buildings, workshop buildings and car display, storage and parking areas The buildings on site are predominantly of 2 storey height.</p> <p>Cars and vans are displayed along the whole of the site frontage to Ashford Road and Andrew Broughton Way.</p> <p>There is a belt of trees along the north eastern boundary between the site and the railway line. Trees also extend from the northernmost part of the site along the north west boundary (to the rear of Albion Place) for a stretch of some 40 metres.</p> <p>Vehicular access into the site is off A20/A249 gyratory (Andrew Broughton Way) and towards the east of the site onto Ashford Road</p> <p>The ground levels rise across the site from the Ashford Road/Andrew Broughton Way frontage to the rear (north) of the site. Overall, levels rise by approximately 8 metres.</p>	
Current use	Vehicle sales and servicing.	
Adjacent uses	<p>Office uses in Albion Place and opposite the site on the land within the gyratory. On the south side of Ashford Road is a Texaco petrol station and residential properties.</p> <p>On the northern side of the railway line is an electricity substation and a housing scheme (Cutbush & Corral Court).</p>	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	G = 195m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 376m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 223m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 433m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 400m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 82m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 364m (ANGST) site from the nearest area of publicly accessible greenspace (>
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 5m from employment site G = 323m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

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

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = 576m 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	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to	A = In close proximity to the Kent Downs AONB and/or	G = Not in close proximity to the Kent Downs AONB

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

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 1,285m from AW/ASNW

Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist: 82m from LWS and 82m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> An area with significant archaeological features or finds is located within this site, furthermore this site is in close proximity to a LNR and LWS and it lies adjacent to a Conservation Area and the setting of a listed building. Mitigation measure will need to be investigated to minimise any adverse impacts on these prior to development of the site. This site is not in easy access of a train station. 		

1. Site Information		
Number (linked to GIS database)	HO3-187	
Site name/address	Whatman site, Springfield Mill, Sandling Road, Maidstone	
Site area (ha)	6.69ha	
Approximate yield	500	
Site description	PDL with some tracts of greenfield land. The site lies to the north west of the town centre on land situated between Royal Engineers Road (A229) and the eastern bank of the River Medway. It comprises a complex of factory buildings occupied by G E Heathcare. The factory buildings are concentrated in the central and south eastern portion of the site. To the north the site are areas of undeveloped greenspace. There is a car parking area in the south east of the site and to the north of this, adjacent to Royal Engineers Road, is a further smaller complex of industrial structures. There are mature trees throughout the site, in particular there are tree belts fronting the river and at the site entrance from James Watman Way. The ground level of site falls away from east to west (towards the river). The eastern part of the site sits below the level of Royal Engineers Road.	
Current use	Medical/laboratory paper and equipment manufacture	
Adjacent uses	To the south of the site is Maidstone United football stadium and the Kent History and Library Centre along with residential flats and extra care residential units. The site is bounded to the west by the River Medway. To the north are the residential areas of Kerry Hill Way and Lee Heights and Springfield House (Grade II listed) which is used as offices and the former county library site which has outline planning consent for 114 dwellings (09/0862) and is subject to a current renewal application (12/2032). The land to the north east of the site has planning consent for mixed office and residential development.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent 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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 550.5m from the nearest medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 299.9m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 480.3m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 320.35m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0.0km from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 89.51m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 27.83m from the nearest area of publicly accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 198.31m from employment site G = 1,116.9m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m)	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index	G = Within or close to the 40% most deprived Super Output Areas within the country.

deprived areas?	of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 0.97m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 376.96m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 21.75m from cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	N = No information available at this stage
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	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	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated Existing tree cover gives the site a parkland character.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Flood risk zone 3b = 12% A = Zone 3a = 20% A = Zone 2 = 45%
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	A = Exception test is required
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 949.2m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 1,090.5m from SSSI

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage; 960.3m from LWS G = No likely impacts identified at this stage; 1,141.56m from LNR
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> Approximately 12% of this site lies within flood zone 3b, less vulnerable uses such as employment should not be permitted on such areas, this could possibly be addressed during the design and layout stage of the development process for a site of this size This site lies adjacent to the setting of a listed building and an area identified as having significant archaeological features or finds 		

1. Site Information		
Number (linked to GIS database)	HO3-188	
Site name/address	Land parcel A at Tanyard Farm, Old Ashford Road, Lenham	
Site area (ha)	5.22ha	
Approximate yield	156	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises a rectangular agricultural field. The site lies between the A20 to the north and Old Ashford Road to the south. To the west is the development comprising Lenham Community Centre and Medical Centre which is accessed by Groom Way which runs parallel to the site's weatern boundary. To the east are 2 residential properties fronting Old Ashford Road with a field to the rear. Further beyond this to the east are the industrial buildings of the Ashill Business Park.</p> <p>Along the northern boundary is a narrow tree and shrub belt which separates the site from the A20 beyond. To the south the site is bounded by a low hedge which is interrupted at the point where a permissive path bisects the site in a north/south direction. Beyond the site the path crosses the A20 and extends northwards up the slope of the Kent Downs. There is a hedge along the eastern boundary of the site and a hedge/fence boundary along the west.</p>	
Current use	Agricultural land	
Adjacent uses	Small scale residential immediately to the east, and beyond that Ashill Business Park, and a mix of residential and community uses to the west. To the south of Old Ashford Road are open agricultural fields and a woodland area to the east of Tanyard Farm. North of A20 are further agricultural fields on the southern slopes of the Kent Downs AONB.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = The site is 49m from the nearest medical hub/GP.</p>

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

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = The site is 693m 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 1127m 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 944m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	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 13581m 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.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.

	features have been found, or are likely to be found in the future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The site forms part of the setting to the landscape of the Kent Downs AONB. The Landscape Character Assessment (2012) assessed the area as having moderate condition and very high sensitivity.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence

Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 786m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a train station or cycle route. • The site is greenfield land. • The site forms part of the setting of the Kent Downs AONB. Any development would need to be appropriately designed to address the sensitive landscape setting. • The Landscape Character Assessment (2012) assesses the site as having high sensitivity. 		

1. Site Information

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

2. Sustainability Appraisal

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre.
How far is the site from the nearest medical hub or GP service?	R = >800m	A = The site is 749m from the nearest medical hub/GP.

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

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = The site is 162m from the nearest bus stop.
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = The site is 586m from the nearest train station.
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = The site is 889m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	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	A = The site is 447m 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	G = Entirely within previously developed land.

Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists	A = Within an area where significant archaeological features are present, or it is predicted that such features	A = Within an area where significant archaeological features are present, or it is predicted that such features

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	could be found in the future. This issue would need to be investigated in more detail through the pre-application and planning application processes, if the site was considered suitable and allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = The site falls within flood risk zone 2.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 881m an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is not easily accessible by foot to a medical hub/GP, train station or cycle route. • The site is less than 500m from an AQMA. • The site is in close proximity to Springfield House Grade II Listed Building. This issue may need to be investigated in more detail through the pre-application and planning application processes if the site was considered suitable and allocated for development in the Local Plan. 		

1. Site Information		
Number (linked to GIS database)	HO2-186	
Site name/address	Ware Street, Thurnham	
Site area (ha)	4.2ha (approx 3.66ha)	
Approximate yield	90 – 120 dwellings	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the north eastern edge of Maidstone, south of the A20 motorway and north of Ware Street. The site is located approximately 3.0km due east of Maidstone town centre.</p> <p>Ware street is an important local route around the northern edge of Maidstone and continues as the Bearsted Road before joining Junction 7 of the M20 motorway 1.5km to the north-west.</p> <p>Much of the road has been constructed in cutting up to 2.5 metres in depth with the steep embankments lined with trees and native hedgerows. The motorway is located, at its closest point, 0.85km to the north.</p> <p>The northern and western part of the site is heavily overgrown with scrub and mature trees. Land to the south east has recently been cleared which is related to the recent residential estate adjoining the south eastern boundary of the site.</p> <p>The landholding was previously in agricultural use and has been left fallow for a number of years with the grass cover now containing large patches of brambles and regenerating scrub. The gradient of the land rises to the north west and the site has strong hedgerow/tree boundaries. The site wraps around an existing 2 storey detached residential property which is accessed off Ware Street.</p> <p>To the north is Bearsted Golf Club and to the west is a large detached property set in large grounds. To the south is an existing residential estate consisting of 2 storey detached properties. The boundary along Ware Street consists of strong vegetation which restricts views into the site.</p> <p>The site is positioned above road level and at this point the site rises up to the north. To the east is a recent residential estate consisting of a mix of dwellings ranging from 2-2.5 storey and agricultural land, beyond this is the main Ashford-Maidstone railway line.</p>	
Current use	Undeveloped grassland	
Adjacent uses	Residential, golf course	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = Site is 715m from nearest medical hub/GP
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = Site is 1,936m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 509m from primary school;
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 691m from post office
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 0m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Site is 239m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 0m from accessible greenspace
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 = 1969m from employment site G = 578m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 212m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = Site is 576m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 235m from cycle route
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	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

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 2 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	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?	<p>purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A = Likely adverse impact which is likely to be appropriately mitigated as there is a golf course currently providing some urban influence and the mature vegetation prevents some far reaching views.
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	A = The site is 262m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		

The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:

- The site is greenfield and the local landscape is countryside in nature. The site does provide a foreground in terms of views to the Kent Downs AONB although was assessed as having 'low' sensitivity in the Landscape Character Assessment.

1. Site Information

Number (linked to GIS database)	HO2-187
Site name/address	Medway Street, Maidstone
Site area (ha)	0.23ha
Approximate yield	40 dwellings
Proposed no. of pitches	N/A
Site description	The site is an operational surface level pay and display car park, located to the South of Medway Street and to the East of Fairmeadow. The site is located within the town centre. Commercial premises adjoin the Eastern end of the site. Offices are located opposite the site, along the Northern side of Medway Street. There are hostel buildings to the South of the site. The site slopes downwards towards Fairmeadow. The Eastern bank of the River Medway is approximately 70 metres away from the Western boundary of the site, on the opposite side of the Fairmeadow.
Current use	Pay and Display surface level car park.
Adjacent uses	Commercial premises (offices and retail) and hostel buildings.

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	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 414m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = Site is 841m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = Site is 424m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 2m from post office
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 532m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 590m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = Site is 486m from accessible greenspace
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 = 0m from employment site G = 506m 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	R = Allocation will lead to significant loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super	N/A

Output Areas within the country.		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 36m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Site is 365m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 6m from cycle route
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = Site is 737m from an AQMA
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts – 2m away.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
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	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact. Landscape is built up and in an urban area.

	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	R = Flood zone 3b 33% A = Flood zone 3a 12% A = Flood zone 2 64%
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 in flood zone 3b
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 = The site is 1518m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site would lose land allocated for employment use. • The site is located in close proximity (2m) from a listed building. The site would need to be appropriately designed in order to preserve its setting. • The site falls within a flood zone 3b designation. This would need to be investigated and addressed further if the site is taken forward for allocation and subsequent development. 		

1. Site Information

Number (linked to GIS database)	HO2-188
Site name/address	American Golf, Tonbridge Road, Maidstone
Site area (ha)	0.76
Approximate yield	60 dwellings
Proposed no. of pitches	N/A
Site description	<p>Site is a commercial site located on Rocky Hill on the Southern side of the A26 Tonbridge Road. Site is located on the outskirts of the town centre.</p> <p>The site comprises of a golf shop, fire place shop, oven shop, building supply hire shop and Corbens business centre. A large medical centre with pharmacy has recently opened and neighbours the site to the West. A solicitor neighbours the site on the East. There is housing adjacent to the South West of the site. The railway line is located to the East and South East of the site. The site consists of a variety of buildings of varying age and appearance.</p>
Current use	Retail uses consisting of a golf shop, fire place shop, oven shop and building supply hire shop, warehouse (storage and distribution). There is also a solicitors.
Adjacent uses	Medical Centre with pharmacy, solicitors. There is housing adjacent to the South West of the site. The railway line is located to the East and South East of the site.

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = 274m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = Site is 350m 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 = Site is 328m from primary school;
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 431m from post office
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = Site is 617m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 469m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Site is 263m from accessible greenspace
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 688m 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	R = Allocation will lead to significant loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.	N/A

	G = Within or close to the 40% most deprived Super Output Areas within the country.	
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = Site is 53m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = Site is 32m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = Site is 156m from cycle route
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	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
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (151m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which 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>	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact, the site is in a heavily built up urban area.

	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
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Commentary, including potential mitigation/enhancement measures		
<p>The SA has raised the following issues which will need to be considered in allocating the site, or in taking it forward for development in the future:</p> <ul style="list-style-type: none"> • The site is currently allocated for employment use. • The site is close to a conservation area and of a site of archaeological importance. 		