

Maidstone Local Plan Sustainability Appraisal

Focused consultation
on options for housing,
employment and Gypsy
and Traveller sites

Technical Appendix B: Employment Site Options

Interim Sustainability findings

September 2015

1. Site Information	
Number (linked to GIS database)	ED-6
Site name/address	Waterside Park, land south of M20 junction 8 and east of Old Mill Lane, Hollingbourne
Site area (ha)	17.01ha
Proposed Use	The creation of up to 60,000m ² of employment floorspace in use classes B1, B2 and B8.
Site Description	<p>The site is situated to the south of A20 at the point the A20 connects to J8 of the M20. It is bordered to the north by a tree and shrub-covered bank, which slopes steeply down to the A20, and by a wooden fence and to the west by Old Mill Road, a single track rural lane which connects to Leeds village. The boundary between Old Mill Lane and the site is defined by a tree and shrub covered bank which becomes gradually less pronounced beyond what appears to be a disused gated field access. Approaching the Old Mill Farm complex, as the lane turns south, the western most extent of the site can be seen.</p> <p>To the south the site excludes the collection of farm buildings at Old Mill Farm and the adjacent residential properties called Old Mill House and Old Mill Oast. To the south the site boundary follows the tree lined edge of the River Len which has been dammed to create a mill pond in this location. The extent of the tree belt extends to the east of the site beyond which a further pond lies. Further to the east is the Mercure Hotel.</p> <p>The site excludes an area of land to the north west which is a depot for Biffa Bins. The boundary between the proposal site and the Biffa Bins site is marked by a belt of trees (perpendicular the A20) which can be seen at the crest of the rising ground in views from the A20 heading west. The boundary to the south of the Biffa site (parallel to the A20) comprises a fence.</p> <p>There is a gated agricultural access to the site off the A20 to the east of the A20 roundabout.</p> <p>From the crest of the site which is to the immediate south of the Biffa Bins site, the land falls away quite markedly to the east and to the south. The highest point has a contour height of approximately 65m whilst the lower parts adjacent to the mill ponds to the south are at a height of some 45m, an overall fall across the site of some 20m. The incline of the slope is more pronounced towards the upper reaches of the site.</p> <p>Between the site and the A20 to the north, the land banks down steeply to the road.</p> <p>Similarly the land banks down to Old Mill Lane to the west. Close to the Biffa Bins site this bank is substantial. Further along Old Mill Lane the bank becomes less pronounced.</p>
Current use	The site is in agricultural use.
Adjacent uses	To the north is A20 and its intersection with M20. The north west corner of the site abuts the Biffa Bins site which is accessed from Old Mill Lane. To the north west/west of Old Mill Lane is agricultural land. The farm complex of Old Mill Farm is to the south west of the site alongside the 2 residential properties of Old Mill House and Old Mill Oast. Beyond the woodland and mill pond to the south are agricultural fields and to the east, beyond a tree belt, is the Mercure Hotel. North of the site on the northern side of A20 is Old England Cottage (listed).
2. Sustainability Appraisal	
SA Topic: Community wellbeing	
Accessibility to existing centres and services:	

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 2,469m from a medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 4,855m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	A = 819m from primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 913m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p>A = >1.2km</p> <p>G = <1.2km</p>	G = 883m from outdoor sports facility
How far is the site from the nearest children's play space?	<p>A = >300m from 'neighbourhood' children's play space</p> <p>G = <300m</p>	A = 1,184m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p>A = >300m (ANGST)</p> <p>G = <300m</p>	G = 18m from the 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 = 3,286m from employment site A = 2,257m 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.	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 400 - 800m
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,086m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,921m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	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
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SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	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	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>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p>
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	<p>G = Not within or adjacent to the Green Belt</p>
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>Low</p>
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>R = Flood risk zone 3a = 5.5%</p> <p>R = Flood risk zone 3b = 5.5%</p>

	G = Flood risk zone 1	A = Flood risk zone 2 = 6.5%
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development may be appropriate although not on 100% of the site.
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 99m 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; 0m from LWS G = No likely impacts identified at this stage; 4,358m from LNR

1. Site Information		
Number (linked to GIS database)	ED-12	
Site name/address	Land at Woodcut Farm, Ashford Road, Hollingbourne	
Site area (ha)	18.71ha	
Proposed Uses	B1 (a, b & c) and B8 Innovation Centre 16,800 m ² Employment Village 7,000 m ² Distribution and Warehousing 25,500 m ²	
Site Description	<p>The site is situated to the west of the A20/M20 junction (junction 8). It comprises the wedge of land lying between the M20 to the NE and A20 to the SW. The site is agricultural land, divided into fields by hedgerows which predominately run in a N/S direction. The site is also bisected N/S by a watercourse which eventually runs into the River Len to the south of A20. The land is undulating, the ground rising up from either side of a tributary of the River Len which bisects the site. The ground rises to a high point of approximately 70m in the field to the north west of Woodcut Farm. To the east of the stream the land rises gently towards the site's eastern boundary.</p> <p>To the south the site abuts a number of dispersed properties which front onto A20 (Ashford Rd). To the SE the site is bounded by Musket Lane. The boundary to the M20 is denoted by the embankment up to M20. To the NW lies Chrismill Lane and a substantial tree belt which fronts onto this Lane. The site boundary then follows the hedge belt which adjoins Chrismill Lane approximately half way down its length and links to the complex of buildings at Woodcut Farm and turns south to A20, running along the eastern boundary of the fields which front onto the Woodcut farm access (PROW KH641).</p>	
Current use	The majority of the site is in agricultural use. The site also includes some of the buildings of Woodcut Farm.	
Adjacent uses	<p>The site is bounded to the NE by M20 and beyond this the Maidstone motorway services site and open agricultural land and wooded areas. To the NW, north of A20, is further agricultural land, interspersed with woodland copses. Between the western extremity of the site and A20 to the south lie a number of scattered detached residential properties set in substantial grounds and part of Woodcut Farm complex itself. Further to the east, the site surrounds on 3 sides 'Chestnuts' where there is a car wash, and the group of properties at White Heath, including the mortuary building of the Hollingbourne Union Workhouse, which themselves face A20.</p> <p>On the south side of A20, facing the site is the Pine Lodge Touring caravan park and, to the east of this an area of open agricultural fields. To the east of the site is the A20/M20 interchange itself.</p>	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to

	services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 2,121m from the nearest GP/Medical service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 4,494m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1,518m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1,138m 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 = 542m 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 = 1,821m 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 = 215m 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	R = 3,637m from employment provision A = 1,608m 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.	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = <200m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,123m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2,584m from cycle route

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	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.	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	A = Within an area where significant archaeological	A = Within an area where significant archaeological

archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	features are present, or it is predicted that such features could be found in the future. 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	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? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 19m 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; 142m from LWS G = No likely impacts identified at this stage; 3,899m 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 a Greenfield site and not previously developed land
 - This site is located within close proximity to a LWS and the Kent Downs AONB and is adjacent to an Ancient Woodland/Ancient Semi-Natural Woodland, an area identified with significant archaeological features/finds and to the setting of a listed building.
 - This site is not easily accessible to a cycle route, train station, bus stop or the Maidstone Urban area.