

Boyer Planning on behalf of Bovis Homes

ID Reference R19521

Qn 14.1 Does the site have any relevant planning history? (applications, permissions, appeal, previous applications)

The land was proposed to be allocated for 100 homes in the 2014 version of the Plan (Policy H1 25). The proposed site boundary at the time included both a site fronting onto West Street adjacent to the Harrietsham Primary School (under control by Bovis Homes) and land to the rear towards the railway line (within Kent County Council ownership).

A copy of the draft Policy is included as Appendix One (this also shows the extent of the site at the time).

More recently, a planning application was submitted to the Council in February 2014 under reference 14/0208.

The application was for 105 new homes and included both the Bovis Homes and Kent County Council land.

Various technical discussions were undertaken with the Council and statutory consultees to ensure that the impact of the proposed development was acceptable. No objections were received, subject to planning conditions, from KCC Highways; KCC Archaeology; the Environment Agency or Maidstone Borough Council's Heritage, Landscape and Design Officer.

One issue that arose during the consideration of the application was that part of the application site (land to the rear towards the railway line owned by Kent County Council) was a former receptor site for protected species.

The receptor site was provided as part of the new school development to the south. The application was withdrawn in mid-2015 to allow further discussions with the Council on an alternative scheme that specifically excluded this land.

In the meantime, the Council took the decision to delete site H1 25 as a proposed allocation on the basis that the allocation included a receptor site.

As part of the Regulation 18 consultation, Bovis Homes submitted representations to promote a reduced site area (which specifically excluded the KCC with the receptor site).

The Council's response to these representations was presented to Committee members on 14 December 2015. Page 235, which deals with the Tongs Meadow site is reproduced in full below:

“This site was subject to Regulation 18 Consultation in March 2014 as a proposed allocation. Cabinet on 9 March 2015, following consideration of the Reg. 18 representations and advice from Natural England, recommended that it should not be allocated and should be subject to a further Regulation 18 consultation for its deletion on the following grounds;

‘In view of the recent advice from Natural England (NE) that they would be unlikely to consider issuing an EPS (European Protected Species) Development License given the fact that the site is a receptor site for a previous development.’

The site promoters consider that the site should be reinstated as an allocation as a revised development that excludes the former receptor site is being developed. There has been no new information submitted that clearly indicates that development on a reduced site area would now receive an EPS licence”.

Since the previous application was withdrawn, Bovis Homes has continued pre-application discussions with the Council and Kent County Council in respect to a residential scheme that also makes provision for future expansion of the Primary School.

A pre-application meeting was held with the Council in February 2016 and a copy of the latest Illustrative Site Plan, SKL – 02 Rev D showing development comprising 72 houses and an area for school expansion is included at [Appendix Two](#).

Importantly, the site area now excludes the KCC land, and the receptor sites on this land will remain unaffected by the proposed development.

As such, the reason omitting the site as an allocation from the submission version of the Plan has now been addressed.

Included with this statement at [Appendix Three](#) is a supporting letter prepared by James Blake Associates (JBA) which provides a comprehensive response to the Council’s justification for the removal of the site from the Regulation 18 submission plan.

JBA have been involved in the ecological assessment of land at Tongs Meadow, on behalf of Bovis Homes since 2011.

The letter provides a summary of the surveys undertaken and a view on the mitigation licence issue. The letter concludes that:

“Given that no former receptor sites will be affected by the proposals and adequate on-site receptor areas can be provided throughout the construction period, that will be connected (sic) habitats and breeding ponds in the wider area, we consider that a Natural England mitigation licence will be able to be obtained”.

Qn14.2 What is the site’s status in the submitted Local Plan (e.g. whether in defined settlement/countryside/AONB/conservation area/Landscape of Local Value)

The site is located between the edge of defined settlement boundary and existing school.

Qn 14.3 What is the site’s status in any made or emerging Neighbourhood Plan?

The Parish Council carried out pre-submission consultation on its draft Neighbourhood Plan in late 2013. However, the neighbourhood plan process has since been put on hold and it is unclear whether a neighbourhood plan will now be pursued.

In the Pre-Submission draft, a larger site (that included the KCC land that has now been removed) was a proposed housing allocation for 100 houses.

A copy of the emerging neighbourhood plan policy can be found at [Appendix Four](#).

Qn 14.4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?

The site is greenfield land.

Qn14.5 What previous consideration by the Council has been given to the site's development (e.g inclusion in a Strategic Housing and Economic Development Land Availability Assessment (SHEDLAA) and does the representor have any comments on its conclusions.

A larger site, including KCC land (Ref: HO 157) has been previously assessed as 'suitable', 'available' and 'achievable' in the SHEDLAA 2016.

A copy of the relevant extract, which provides further information to support this conclusion, is included at Appendix Five.

The conclusion states:

"The land swap agreement between the landowner and KCC facilitates the required expansion of Harrietsham Primary School and provision of new playing fields on the parcel of land that makes up the western section of the site. The site is well located to services and facilities in Harrietsham, particularly the primary school and train station. Long range views to the site from the North Downs AONB are intermittent and can be mitigated with appropriate planting.

Accept

Approximate yield: 100"

As noted on the assessment sheet however, the site was subsequently deleted from the Regulation 19 consultation due to ecological concerns, which Bovis Homes consider have been suitably addressed by revising the site area to exclude the KCC receptor site land.

The proposed site (which excludes the KCC land) has not been subject to assessment in the SHEDLAA.

Qn 14.6 What is the site area and has a site plan been submitted which identifies the site?

The site measures approximately 3.1ha. The latest Illustrative Site Plan, SKL – 02 Rev D (Appendix Two) identifies the extent of the site and shows how a development comprising 72 houses and an area for school expansion could be achieved. The layout shows how the site could be appropriately developed to include a range of both market and affordable houses together with suitable areas for landscaping and open space.

The provision of land to enable the expansion of the school would be a significant benefit that further supports the site's allocation.

Qn 14.7 When could development be delivered and at what rate?

Bovis Homes is in the process of preparing a full planning application for 72 houses and land for school expansion, which they intend to submit in early 2017.

Subject to approval in spring 2017, it is anticipated that development could commence late 2018, with all units completed within 18 months.

Qn 14.8 What evidence is there of the viability of the proposed development?

Bovis Homes has an option on the site and is seeking to submit an application which has been fully tested in terms of its viability.

Qn 14.9 Has the site been the subject of sustainability appraisal and does the representor have any comments on its conclusions?

The site (including the KCC land that has now been excluded) has been positively assessed in the Sustainability Appraisal and a copy of the relevant extract is included as [Appendix Six](#).

Qn 14.9 What constraints are there on the site's development and how could any adverse impacts be mitigated?

There are populations of reptiles and great crested newts using the site, however through careful design GCN breeding ponds have been retained within the layout and areas of open space will be managed to support the populations of reptiles and amphibian present at the site, allowing movement through the site and into the surrounding suitable habitats. Areas of the site are also used by foraging and commuting bats and foraging and nesting birds, boundary vegetation will largely be retained maintaining these resources.

GCN mitigation would include retention and enhancement of the on-site ponds to allow retention of the GCN population within the site boundary. Open spaces would be designed and maintained to support the GCN population to ensure no net loss to the local population. Due to the size of the reptile population within the site, it may be necessary to translocate individuals to an offsite receptor. However through enhancement of adjacent KCC land it may be possible to increase the carrying capacity of this area to absorb the additional numbers.

Previous GCN mitigation areas are present adjacent to the site, on KCC land; these will not be impacted by the proposed development. If necessary, opportunities exist to enhance other areas of the KCC land to improve the site for amphibians and reptiles in the future.

Boyer October 2016

Appendices

Appendix One: Local Plan Draft Policy

Appendix Two: Illustrative Site Plan SKL-02 Rev D

Appendix Three: Supporting letter prepared by James Blake Associates

Appendix Four: Draft Neighbourhood Plan Policy

Appendix Five: SHEDLAA Extract (Site HO-156)

Appendix Six: Sustainability Appraisal Extract

Hearing Statement
Bovis Homes (R19521)
Session 14B - Alternative Sites – To Be Heard at Session R2

Appendix One: Local Plan Draft Policy

Appendix A . Housing allocations

212

Site name, address	H1(25) - Tongs Meadow, West Street, Harrietsham		
Ward	Harrietsham and Lenham	Parish	Harrietsham
Current use	No current use, open land		
<p>Tongs Meadow development criteria</p> <p>Planning permission will be granted if the following criteria are met:</p> <p>Design and layout</p> <ol style="list-style-type: none"> 1. Submission of a landscape survey, with a detailed mitigation scheme that includes: <ol style="list-style-type: none"> i. Inclusion of a 10 metres wide landscape buffer along the western of the site, to be planted as per recommendations detailed in a landscape survey; ii. The mature trees along the northern boundary the site will be retained and enhanced, to screen the site from the railway line; and iii. Public footpaths KM269 and KM270 will be retained and improved, continuing the existing links from West Street and Goddington Lane to the site. <p>Access</p> <ol style="list-style-type: none"> 2. Access will be taken from West Street only. 3. A separate pedestrian and cycle access will be taken to link the site to the train station and West Street, following public footpath KM269. <p>Ecology</p> <ol style="list-style-type: none"> 4. Development will be subject to the results and recommendations of a phase one ecological survey. <p>Noise</p> <ol style="list-style-type: none"> 5. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the railway line. <p>Open Space</p> <ol style="list-style-type: none"> 6. Provision of publicly accessible open space as proven necessary, and/or contributions. <p>Community infrastructure</p>			

Site name, address	H1 (25) - Tongs Meadow, West Street, Harrietsham		
<p>7. Transfer of land for the provision of an expansion to the primary school and provision of new playing fields to the west of the site, nearest the existing primary school.</p> <p>8. Appropriate contributions towards community infrastructure will be provided, where proven necessary.</p> <p>Highways</p> <p>9. Improvements to and provision of pedestrian and cycle links to the village centre.</p>			
Gross area (ha)	3.3	Net area (ha)	3.3
Approximate density (dpha)	30	Approximate net capacity	100



Site name, address	H1 (26) - South of Ashford Road, Harrietsham		
Ward	Harrietsham and Lenham	Parish	Harrietsham
Current use	Agriculture		
<p>South of Ashford Road development criteria</p> <p>Planning permission will be granted if the following criteria are met:</p> <p>Design and layout</p> <ol style="list-style-type: none"> 1. An undeveloped section of land will be retained on the eastern and southern parts of the site to create a buffer between development and the adjacent open countryside. 2. Provision is made on the northern frontage of the site with the A20 Ashford Road for small scale convenience shopping to enhance the quality and range of shops available in the village. <p>Access</p> <ol style="list-style-type: none"> 3. Access will be taken from the A20 Ashford Road only. <p>Ecology</p> <ol style="list-style-type: none"> 4. Development will be subject to the results and recommendations of a phase one ecological survey. <p>Noise</p> <ol style="list-style-type: none"> 5. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the M20 motorway and the HS1 railway line. <p>Open space</p> <ol style="list-style-type: none"> 6. Provision of publicly accessible open space as proven necessary, and/or contributions. <p>Community infrastructure</p> <ol style="list-style-type: none"> 7. Appropriate contributions towards community infrastructure will be provided, where proven necessary. <p>Highways</p> <ol style="list-style-type: none"> 8. Appropriate contributions towards a highways improvement scheme for the section of the A20 Ashford Road, that passes through Harrietsham. 			

Appendix Two: Illustrative Site Plan SKL-02 Rev D

Accommodation Schedule

PRIVATE				
House Type	No of Bedrooms	SqFt	No	Total SqFt
202	2	675	5	3375
302	3	853	12	10236
303	3	979	4	3916
306	3	983	4	3932
403	4	1200	4	4800
404	4	1341	7	9387
E4005	4	1495	3	4485
508	5	1587	2	3174
502	5	1751	3	5253
TOTALS			44	48558

Private housing plot areas (sqft)	48558
Net developable area (acres)	3.41
Coverage sqft/acre	14240

AFFORDABLE SOCIAL RENT				
House Type	No of Bedrooms	SqFt	No	Total SqFt
1B Maisonette	1	549	6	3294
2B Flat	2	794	12	9528
SH3-925 (3B)	3	925	2	1850
TOTALS			20	14672

Affordable Housing plot areas (sqft)	14672
Net developable area (acres)	0.52
Coverage sqft/acre	28215

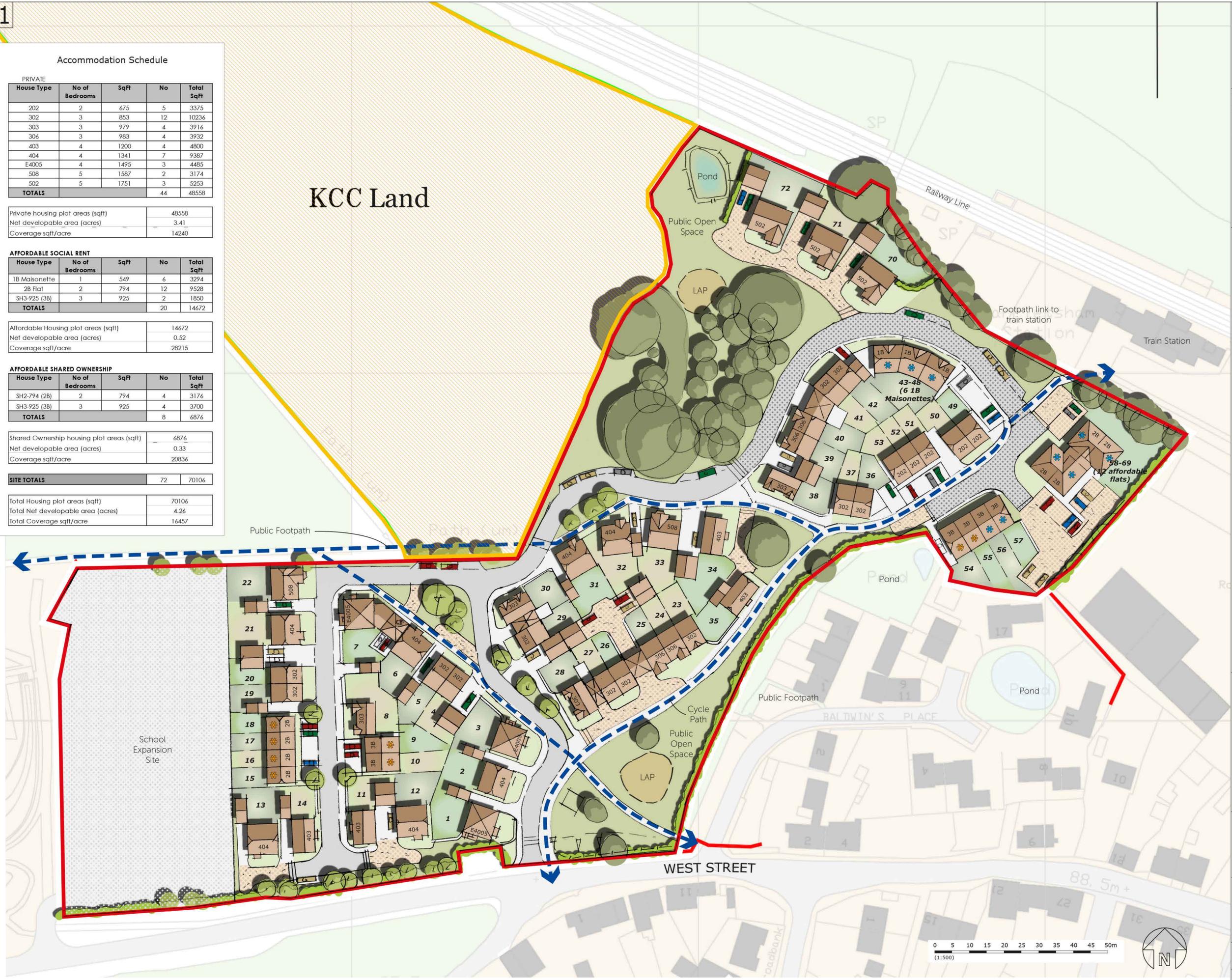
AFFORDABLE SHARED OWNERSHIP				
House Type	No of Bedrooms	SqFt	No	Total SqFt
SH2-794 (2B)	2	794	4	3176
SH3-925 (3B)	3	925	4	3700
TOTALS			8	6876

Shared Ownership housing plot areas (sqft)	6876
Net developable area (acres)	0.33
Coverage sqft/acre	20836

SITE TOTALS	72	70106
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Total Housing plot areas (sqft)	70106
Total Net developable area (acres)	4.26
Total Coverage sqft/acre	16457

KCC Land



NOTES
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 Contractors, Sub-contractors and suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Layout coloured.	04/11/15	ak	-
B	Patch made to western side of site.	25/11/15	PM/hm	-
C	2x 502 house types added to layout.	01/12/15	PM/ak	-
D	1x 502 house type added to layout.	08/12/15	PM/ak	-

KEY

- Site Boundary
- KCC Land
- Plot Number
- House Type
- Social Rented
- Shared Equity
- Pedestrian Routes
- Built Form
- Existing Tree
- Proposed Tree / Hedge
- Back Garden
- Front Garden
- Public Open Space
- Local Area of Play (LAP)
- Pond
- Road
- Pavement
- Shared Surface
- Private Drive



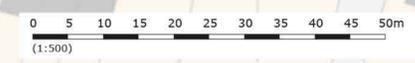
Romsey Office
 Building 300, The Grange, Romsey Road, Michelmersh, SO51 0AE
 t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
Tongs Meadow
 Harrietsham
 For: Bovis Homes (South East)

DRAWING
Sketch Layout - 02

SCALE	DATE	AUTHOR	CHK'D
1:500 @ A1	27/10/15	PM/ak	hm

JOB NO.	DRAWING NO.	REV
BOV1150927	SKL-02	D



Appendix Three: Supporting letter prepared by James Blake Associates

Our Ref: JBA 15/369/ECO01/MD

18th March 2016

Jonathan Lieberman
Boyer Planning
UK House,
82 Heath Road,
Twickenham,
TW1 4BW.

Dear Jonathan,

Tongs Meadow, Harrietsham: Ecological background

James Blake Associates Ltd. has been involved in the ecological assessment of land at Tongs Meadow, Harrietsham on behalf of Bovis Homes since 2011. Surveys have been undertaken to assess the local populations of reptiles, great crested newts, breeding birds and bats. Numerous bird and bat species were recorded foraging and commuting within the site; however, no confirmed breeding was recorded. A good population of great crested newts was recorded in the local area with low number of newts using the onsite ponds. An exceptional population of slow worms and a good population of common lizards were recorded using the site; individual grass snakes were also recorded.

The site lies adjacent to Harrietsham Primary School, when the school was built a great crested newt translocation was undertaken and mitigation included provision of a wildlife area, which lies adjacent to the northern boundary of the site. There are two ponds within this wildlife area, and breeding great crested newts were recorded in one of these. Following construction of the school, a sports pitch was created within the KCC land adjacent to the railway, as part of this proposal, small receptor areas were created along the railway line to receive any translocated great crested newts, two enhancement ponds were also created (these were not found to be used by great crested newts during further surveys).

The original application for the site (14/0208) proposed residential housing to the eastern half of the site, undertaking a 'land swap' with KCC to provide land immediately adjacent to the school for expansion and provision of a sports field. As part of this application, off-site receptor areas were secured for great crested newts and reptiles. However, following discussions with Natural England, it was clear that a mitigation licence would not be granted to allow development of former receptor sites (areas used as great crested newt receptor areas as part of the sports field creation). This application was therefore withdrawn in the summer of 2015.

Since the previous application was withdrawn, Bovis Homes has continued pre-application discussions with the Council and Kent County Council in respect to a residential scheme that makes provision for future expansion of the Primary School. This scheme excludes the KCC land from the residential construction area and previous receptor areas would remain unaffected. As part of this application the ecological mitigation strategy would retain suitable habitat within the site boundary (existing ponds and their surrounds) to act as a receptor site for great crested newts, there is also scope to enhance offsite areas (within KCC land) for amphibians including great crested newts.

Given that no former receptor sites will be affected by the proposals and adequate on-site receptor areas can be provided throughout the construction period, that will be connected habitats and breeding ponds in the wider area, we consider that a Natural England mitigation licence will be able to be obtained.

I hope that this sets out the ecological background to the proposed development site and gives the inspector more information regarding the previous Natural England licensed actions at the site, and the issues encountered with the original application (14/0208). We consider the new application to be proportionate and sensitive to the ecological features at the site and consider that an appropriate mitigation strategy can be agreed that will allow Natural England to issue a mitigation licence.

Yours sincerely

Mary Davies
Head of Ecology
James Blake Associates Ltd.

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Appendix Four: Draft Neighbourhood Plan Policy

Harrietsham 2031

Neighbourhood Plan

SUBMISSION PLAN June 2014



Harrietsham
Parish Council



Policy LIV 04 * Tongs Meadow New Housing Cluster

A sensitive development on the Tongs Meadow site (3.3 hectares) will provide a new neighbourhood of no more than 100 dwellings close to the railway station. Safe links will be developed through the site to help connect the school with the station and the rest of the village.

This site, immediately south of the railway line, can deliver a significant number of houses to help meet the growth required by the Rural Service Centre designation. It can also deliver significant social infrastructure benefits by virtue of its location, close to both the primary school and the railway station.

Clear and legible pedestrian and cycling routes through the site will integrate the existing village area to the east with the primary school to the west. This link is important to allow children and their parents and carers to walk and cycle to the school without the need to use West Street. Internal layouts therefore need to show a clear, legible and safe route through the site linking Station Road with the school.

The proximity to the AONB requires a carefully integrated approach to landscape design, with edge planting and tree belts vital to help mitigate any potential negative impacts with regard to longer range views. Built development may need to be phased alongside a landscape strategy if the current landscape conditions are not yet mature enough to provide the necessary mitigation.

This site's proximity to the AONB and to nearby woodland areas should inform a higher quality of design, using an appropriate range of styles and

materials compatible with this location. Strong references to North Downs building typologies and architecture should be explored by the landowner/ developer as they move towards a planning application.

The site contains a small stand of semi-mature and mature trees that should be retained and incorporated into the new development. The layout and design should also secure an area of quality public open space, of an appropriate size and quality, at the western end of the development site. This open space needs to be overlooked by new development to provide a sense of safety and natural surveillance.

The form and design of the western edge of the development needs particular care and attention as it will be particularly visible from the west. The design needs to create a positive, outward-looking edge for Harrietsham as this will form the new, final edge condition to this side of the village for years to come.

Key Planning Principles: Connected, Compact, Active, Balanced.
See also: LIV 01, EDU 01.



A task group makes an assessment of the Tongs Meadow site during the three-day design event in June 2012.

Site Size

3.3 hectares approx.

Maximum Number of Dwellings (subject to detailed design + layout) 100

Current Use

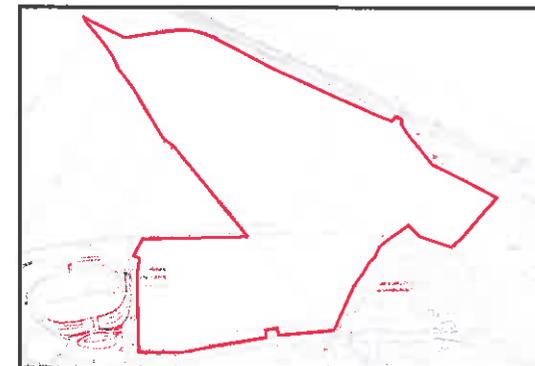
Agricultural Land Not In Current Production.

Site Conditions

Relatively flat, with a stand of mature trees and ponds (both to be retained as far as possible).

Key Reasons For Inclusion

- Located immediately adjacent to the existing village envelope
- Close to the school and station
- Opportunity to further connect existing services and facilities
- Enables a sensible school expansion.



Site boundary 3.3 ha approx.

*** Link to Maidstone Borough Local Plan Preparation (Regulation 18) 2014 Appendix A Housing Allocations H1(25) — Tongs Meadow, Harrietsham.**

**LIV 04 Tongs Meadow
Layout + Design
Principles Diagram**

EXISTING FEATURES

- 1. Railway Station

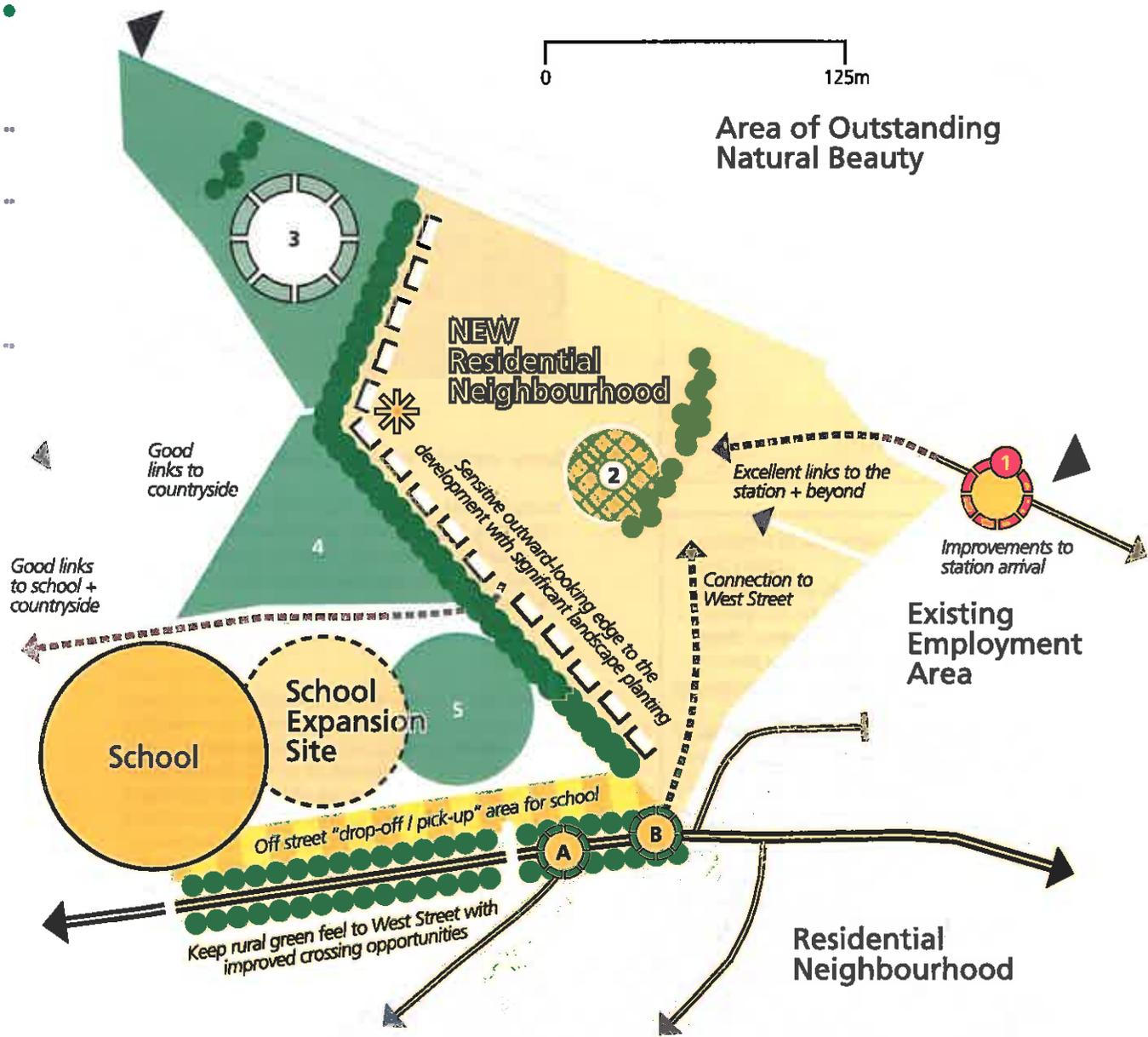
NEW FEATURES

- 2. New Focal Space
- 3. New Green Space
- 4 + 5. New School Playing Fields linked to expanded school

ACCESS + MOVEMENT

- A. Junction between West Street + Hook Lane to be improved for pedestrians + cyclists
- B. Junction between West Street + Baldwin's Place to be improved for pedestrians + cyclists

- Green Focal Point
- Gateway Feature
- Proposed Access
- Main Residential Street
- Minor Residential Street
- Cul-de-Sac
- Tree-Lined Streets
- Landmark Building
- "Shared Space" Street
- General Development Area
- Traffic-Calmed Street



Appendix Five: SHEDLAA Extract (Site HO-156)

1. SITE INFORMATION	
Reference number	HO-156
Site name/address	Tongs Meadow, West Street, Harrietsham
Landowner	Not known
Agent	Hamish Buttle, Bovis Homes Limited
Greenfield/PDL	Greenfield
Site area (ha)	3.3 ha
Proposed yield	110
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<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 but the eastern part of the site in close proximity to West Street and the residential development at Baldwin's Place is relatively flat.</p> <p>The site is bounded by West Street to the south, Baldwin's Place and commercial properties at Station Road to the east, Harrietsham Primary School to the west and the Ashford-London train line to the north. 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, and has been this way for a considerable amount of time.
Adjacent uses	<ul style="list-style-type: none"> • Immediately 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 • Immediately south – ongoing residential development of Hook Lane site • Immediately east – existing residential dwellings at Baldwin's Place and industrial/commercial estate near station • Immediately west – Harrietsham Primary School
Planning and other designations (AONB, greenbelt etc)	<p>The site adjoins the AONB to the north. Local Plan Policy ENV33 states that the conservation of natural beauty of the landscape will be given priority over other planning considerations.</p> <p>The site is located in the North Downs Special Landscape Area (ENV34) requiring attention to be given to the protection and conservation of the scenic quality and distinctive character of the area – and priority will be given to landscape over other planning considerations.</p> <p>Land to the north is safeguarded for railway land under policy T7 of the Local Plan.</p>

	A small area of land adjacent to the eastern boundary of the site is allocated under Local Plan Policy ED2 and R18 for class B1 employment and vehicle and sales/showrooms.
Planning history	Nothing of significance
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site has views to the North Downs escarpment but these are filtered in places by groups of woodland. The boundaries of the site are quite strong, particularly to the south, east and north east. There are restricted views of the site from the North Downs. A copse of trees in the centre of the site is a key landscape feature and should be retained.</p> <p>The site is located within the Leeds Castle Parklands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Artificial landform as part of golf course at Leeds Castle • Historic Leeds Castle and surrounding parkland • Pocket of lowland dry acid grassland • Mature parkland trees including oak, horse chestnut and pine • River Len to the south • Severance caused by the M20, HS1 and A20 <p>Condition Assessment Moderate</p> <p>Sensitivity Assessment High</p> <p>Guidelines Conserve and Restore.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<p>KCC Ecology states that the site contains an area of ancient woodland to the NW of the site. The majority of the site is rough grassland. There is a mature hedgerow along the southern and north eastern boundary. There have been a number of recent developments within this area and reptiles and GCN have been recorded - there is a high potential of them being present within this area. In addition there is potential of Bats and breeding birds being present.</p> <p>Ecology Constraint Level 1 - Potential for significant ecological impacts</p> <p>Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways</p>
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on or adjacent to site. There is a copse of trees in the central part of the site that is a key landscape feature and should be retained
Agricultural land quality	The land is not in use for agriculture
Heritage impacts (Listed building, conservation area)	No listed building on site but there are two Grade II listed buildings in closed proximity to the eastern boundary of the site near Baldwin's Place on West Street

Archaeology (SAM etc.)	No
PROW (within or near site)	<p>There are 2 public footpaths crossing on the site:</p> <ul style="list-style-type: none"> • KH270 – running from Goddington Lane to the west behind the primary school and across the middle of the site to connect with KH269 • KH269 runs north-south near to the eastern boundary of the site, connecting West Street to the train station. The same public footpath also runs diagonally across the site from West Street towards the rail line
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling 	<p>The site can be easily accessed from West Street near the site's boundary adjacent to the primary school. Connections from the site to the village centre are good as there is a footpath running along West Street.</p> <p>West Street itself is quite narrow but residential units are currently under construction on the opposite side of the street (on the site know as "Hook Lane") which has its access onto West Street.</p> <p>The site is less than 500m from the Ashford Road (A20), and is within a short walking distance of Harrietsham rail station, which is on the Ashford-Maidstone line. Although situated on the western boundary of the developed area, the site lies adjacent to a primary school and is only 500m from a local pub, restaurant, post office and shop.</p>
Access to services – distances from bus stop/rail station/shop/GP/school	<ul style="list-style-type: none"> • 500m to shop, PO, pub and bus stops • Approx 300m across site to rail station and 600m if using footpath along West Street • Primary school adjacent to site • Village hall and GP surgery are just over 1km from site
Impacts on existing residential amenity (including access to open space)	<p>Development of this site would not have significant impact on residential amenity or access to open space. There are 2 PROW crossing the site at present but it is likely these can be kept or rerouted slightly. Landscaping of the site would be necessary to prevent overlooking of existing dwellings at Baldwin's Place at the site's eastern boundary.</p>
Availability of utilities infrastructure – e.g. water/gas/electric	No issues
Air quality/noise	<p>The site is bounded by a commercial estate and railway line. However, neither is considered to be a constraint on development. A noise and air quality assessment will be required.</p>
Land contamination	<p>There is no identified or known contamination associated with the proposed development site.</p>
Flood Risk (zone/drainage)	<p>The site is outside of the defined flood risk area. The site visit highlighted that the land is poorly drained in the north eastern corner near the commercial estate and rail station.</p>
Suitability (assessment conclusion)	<p>The site is in a suitable and sustainable location, in very close proximity to the primary school, train station, bus stop, local shop and pub.</p>

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. <ul style="list-style-type: none">• No existing uses• Willing landowner• Willing developer• Existing tenancy or lease agreement	Bovis Homes has a long term option on the site. Discussions are ongoing with KCC and Harrietsham PC to undertake a land swap to enable a future planned expansion to the primary school. The land swap involves taking what is currently a school playing field to the north of the site to be used for residential development.
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	If discussions between the developer, KCC and Harrietsham PC continue in a positive manner it would appear that the site is deliverable and achievable. If an agreement is not reached there may be an issue with the capacity for the primary school to expand adjacent to its current footprint, which could cause delays in this site coming forward.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now - 2016	x
2016 - 2021	X
2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

The land swap agreement between the landowner and KCC facilitates the required expansion of Harrietsham Primary School and provision of new playing fields on the parcel of land that makes up the western section of the site. The site is well located to services and facilities in Harrietsham, particularly the primary school and train station. Long range views to the site from the North Downs AONB are intermittent and can be mitigated with appropriate planting.

ACCEPT

Approximate yield: 100

ADDENDUM

Site subsequently deleted from the Regulation 19 Consultation 2016, due to Natural England confirming that a European Protected Species Licence would be unlikely to be issued in view of the site's previous use as a receptor site for Great Crested Newts

Appendix Six: Sustainability Appraisal Extract

1. Site Information		
Number (linked to GIS database)	HO-156	
Site name/address	Tongs Meadow and land at Harrietsham Primary School, West Street, Harrietsham	
Site area (ha)	3.31ha	
Approximate yield	99	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the western edge of the village of Harrietsham and consists of a large irregular shaped field of overgrown and unmaintained grassland. The field undulates and is at its highest point to the north. The eastern part of the site in close proximity to West Street and the residential development at Baldwin's Place is relatively flat.</p> <p>The site is bounded by West Street to the south, Baldwin's Place and commercial properties at Station Road to the east, Harrietsham Primary School to the west and the Ashford-London train line to the north east. There are some mature trees dispersed throughout the northern part of the site.</p> <p>There is a strong hedgerow and tree boundary along the southern boundary which is positioned above road level to the south. Further south, on the opposite side of West Street are large 1-2 storey detached, semi-detached and terraced residential dwellings and a new development of similar sized dwellings is in the early stages of development on Hook Lane. The roofs of these dwellings are visible from the middle of the site, as are some of the dwellings on Baldwin's Place to the east.</p>	
Current use	The site is currently vacant and overgrown.	
Adjacent uses	<p>North – Ashford-Maidstone railway line – also, land adjoining site to the north west is owned by KCC and used as a playing field (football Pitch) by the Harrietsham Primary School</p> <p>South – ongoing residential development of Hook Lane site</p> <p>East – existing residential dwellings at Baldwin's Place and industrial/commercial estate near station</p> <p>West – Harrietsham Primary School</p>	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = The site is 672m from the nearest medical centre/GP.
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = The site is 2728m from the nearest secondary school.
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = The site is 539m from the nearest primary school.
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = The site is 2964m from the nearest post office.
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = The site is 566m from the nearest sports facility.
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = The site is 691m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A =>300m (ANGST) G = <300m	A = The site is 459m from greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = The site is adjacent to an employment site. R = The site is 3227m from a service centre.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space.

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

SA Topic: Transport and Accessibility

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

SA Topic: Air quality and causes of climate change

Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p>A = Potential adverse impact</p> <p>G = Unlikely adverse impact</p> <p>N = No information available at this stage</p>	A = Potential adverse impact as the site is bounded by a commercial estate and a railway line.
Is the site within or near to an AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = <1km of an AQMA</p> <p>G = >1km of an AQMA</p>	G = Site is 3972m from an AQMA.

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

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

	future. N = No information available at this stage	allocated for development in the Local Plan.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = The Landscape Character Assessment (2012) assessed the site as having 'high' sensitivity ¹ .
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate.
SA Topic: Biodiversity and Green Infrastructure		

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

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = The site is 1430m from an AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = There are potential significant impacts identified by County Council Ecologist. These may affect bats, breeding birds and Great Crested Newts.