

# URS

## SA of the Maidstone Draft Local Plan

**Technical Appendix C -**  
Gypsy and Traveller Site  
Proformas

March 2014

UNITED  
KINGDOM &  
IRELAND



## **TECHNICAL APPENDIX C**

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

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## **SITE PROFORMAS**

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

How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>G</b> = The site is 526m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>G</b> = The site is 379m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 163m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>G</b> = The site is 289m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 163m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 899m from the nearest employment site. <b>R</b> = The site is 4491m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 289m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1482m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 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?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential for traffic noise from Benover Road.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 6142m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.

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

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p><b>G</b> = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>A</b> = The site is exposed near Benover Road and there are open fields to the rear of the site. The site does have potential for landscaping.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>R</b> = The site is 99% in flood zone 3a and 64% in flood zone 3b.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>R</b> = Development should not be permitted.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 1804m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage.

## 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.
- The site is not easily accessible to a secondary school or service centre.
- The site falls within flood zone 3a and 3b designations as Gypsy and Traveller sites are classed as 'highly vulnerable' in the NPPF Technical Guidance for development. It indicates development should not be permitted.

1. Site Information		
Number (linked to GIS database)	GT-2	
Site name/address	Greengates (plot 1), Lenham Road	
Site area (ha)	c. 0.14ha	
Proposed Yield	N/A	
Proposed no. of pitches	2 pitches	
Site Description	The site is set back 110m to the southeast of Lenham Road, around 2km northeast of Headcorn. It is part of a larger grassed field that is split into paddocks with post and wire fencing and which extends to the west and north. The site is generally level with a stable building at the rear.	
Current use	Grazing land	
Adjacent uses	It is bounded on the east side by a sparse but established tree line with a temporary gypsy site known as 'Long Lane' (September 2013) on the other side, although this is not currently in use. To the south is a track which provides access to this site. Further south is open pasture land where the land rises. Around 50m to the northwest are three gypsy sites (Greengates (unauthorised: pending app. 10/2177), Acers Place (temp permission until 2017 & Oak Tree Farm (unauthorised: pending app. 10/1522)).	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 2593m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>R</b> = The site is 7292m from the nearest secondary school.

How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = The site is 2644m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 3398m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1459m from the nearest sports facility.
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = The site is 2341m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 1887m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 6593m from the nearest employment site. <b>R</b> = The site is 2620m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2341m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2627m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 426m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>A</b> = Potential for traffic noise from Lenham Road.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 11815m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.

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

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

### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

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

## 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 over 2500m to the nearest secondary school, primary school, medical hub/GP, post office and service centre.
- The site is greenfield.
- The site is not easily accessible to a play space or greensapce.
- There are potential noise issues from Lenham Road.
- The landscape could be adversely affected. The nearby gypsy sites have been judged by the council to be unacceptably harmful to the landscape and have only been allowed on a temporary basis.

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

service?	<b>A</b> = 400m – 800m <b>G</b> = <400m	
How far is the site from the nearest secondary school?	<b>R</b> = >3900m <b>A</b> = 1600-3900m <b>G</b> = <1600m;	<b>R</b> = The site is 7292m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = The site is 2644m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 3398m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1459m from the nearest sports facility.
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = The site is 2341m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 1864m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 6568m from the nearest employment site. <b>R</b> = The site is 2620m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment	<b>G</b> = Allocation will not lead to the loss of employment land/space.

	land/space	
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<p><b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p><b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.</p>	<p><b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p>
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest bus stop?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = The site is 2341m from the nearest bus stop.</p>
How far is the site from the nearest train station?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = The site is 2627m from the nearest train station.</p>
How far is the site from the nearest cycle route?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400 - 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>A</b> = The site is 420m from the nearest cycle route.</p>
<b>SA Topic: Air quality and causes of climate change</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<p><b>A</b> = Potential adverse impact</p> <p><b>G</b> = Unlikely adverse impact</p> <p><b>N</b> = No information available at this stage</p>	<p><b>A</b> = Potential for traffic noise from Lenham Road.</p>
Is the site within or near to an AQMA?	<p><b>R</b> = Within or adjacent to an AQMA</p> <p><b>A</b> = &lt;1km of an AQMA</p> <p><b>G</b> = &gt;1km of an AQMA</p>	<p><b>G</b> = The site is 11815m from an AQMA.</p>
<b>SA Topic: Water resources and quality</b>		
Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		

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

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

### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<p><b>G</b> = The site is 1804m from the nearest AW/ASNW.</p>

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

**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 over 2500m to the nearest secondary school, primary school, medical hub/GP, post office and service centre.
- The site is greenfield.
- The site is not easily accessible to a play space or greenspace.
- There are potential noise issues from Lenham Road.
- The landscape could be adversely affected. The nearby gypsy sites have been judged by the council to be unacceptably harmful to the landscape and have only been allowed on a temporary basis.

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

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

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

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

### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

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

## 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 primary or secondary school, medical hub/GP, train station, post office, greenspace or train station.

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

	<b>G</b> = <1600m;	
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>A</b> = The site is 886m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 3438m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 2331m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 1038m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 367m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 3052m from the nearest employment site. <b>R</b> = The site is 4015m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	Output Areas within the country.	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1038m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 3415m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 119m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 8075m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.

	<b>G</b> = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>R</b> = Does not include previously developed land.
<b>Landscape, townscape and the historic environment:</b>		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of	<b>A</b> = Within or adjacent to the Green Belt and	<b>G</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = The site is exposed near Benover Road and the landscape is of an open and flat nature.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = The site is 100% in flood zone 3a and 40% in flood zone 3b.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1804m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

Commentary, including potential mitigation/enhancement measures		
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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, primary school, medical hub/GP, train station, bus stop, plays space, sports facility or post office.
- The site is greenfield.
- The site falls within flood zone 3a and 3b designations as Gypsy and Traveller sites are classed as 'highly vulnerable' in the NPPF Technical Guidance for development. It indicates development should not be permitted.

1. Site Information		
Number (linked to GIS database)	GT-6	
Site name/address	Home Farm, Couchman Green Lane, Staplehurst	
Site area (ha)	c. 0.2ha	
Proposed Yield	N/A	
Proposed no. of pitches	2 pitches	
Site Description	The site is on the west side of Couchman Green Lane set back behind a highway verge and ditch. It is roughly triangular with overgrown areas of scrub and brambles. The boundaries are open on the south and east sides with more vegetation on the north side. There is currently no access off the lane. The site is generally level as is surrounding land.	
Current use	Unused grassland	
Adjacent uses	Rush Farm is immediately to the northwest where there is a dwelling and buildings which appear to be associated with equestrian use. To the east is open farmland. To the south is a field in equestrian use and houses beyond some houses and dog kennels at Home Farm. To the southwest is open equestrian/farmland.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 1128m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m</p>	<b>R</b> = The site is 7431m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m	<b>A</b> = The site is 1040m from the nearest primary school.

	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>A</b> = The site is 517m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 105m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 400m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 105m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 530m from the nearest employment site. <b>G</b> = The site is 1054m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 400m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 723m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 191m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 9886m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously	<b>R</b> = Does not include previously developed land	<b>R</b> = Does not include previously developed land.

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

	<b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = The site is poorly screened and development is seen by the council to be intrusive and not in similar context to the surrounding development with a 'very harmful' localised impact.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1835m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

## 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 or medical hub/GP.
- The site is greenfield.
- The council has suggested localised impact would be very harmful from the development.

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

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 3,366m from the nearest post office
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### Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = 1,498m from the nearest outdoor sports facilities
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = 2,379m from ‘neighbourhood’ children’s play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = 1,841m (ANGST) from the nearest area of publicly accessible greenspace

### SA Topic: Economy

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = 6,543m from local employment provision <b>R</b> = 2,658m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,378m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,666m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 9,002m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

## SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 has poor access to a range of services including; cycle route, train station, bus stop, local service centre, existing employment site, post office, primary school, secondary school, GP service/medical hub and the Maidstone Urban Area.
- The site is of high sensitivity outlined in the Landscape Character Assessment.

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

	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 5,439m from the nearest post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = 1,778m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = 1,581m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = 1,132m (ANGST) from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = 5,625m from local employment provision <b>G</b> = 1,376m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 231m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,157m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 10,546m from the nearest cycle route
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>N</b> = No information available at this stage
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 3 agricultural land
Will allocation of the site make use of previously	<b>R</b> = Does not include previously developed land	Information not available at this stage

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

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p>	<p><b>G</b> = Not within or adjacent to the Green Belt</p> <p><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p><b>G</b> = The site has generally good screening but the access point onto Bletchenden Road does permit clear views into the site when viewed from immediately opposite.</p> <p>It impact on the wider roadside street scene is relatively low based on retention of the existing substantial frontage hedge at its current height.</p>
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### SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
<p>Is allocation of the site within a flood zone?</p>	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<p><b>R</b> = Flood risk zone 3b = 15%</p> <p><b>A</b> = Flood risk zone 3a =100%</p> <p><b>A</b> = Flood risk zone 2 = 100%</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<p><b>R</b> = Development should not be permitted on zone 3a or 3b areas for Gypsy and Traveller sites.</p>

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<p><b>G</b> = 1,397m from an AW/ASNW</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 531m from SSSI</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist; 175m from LWS</p> <p><b>G</b> = No likely impacts identified at this stage; 5,523m 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 lies within close proximity to a LWS
- This site lies entirely within flood zone 2 and 3a and approximately 15% is within flood zone 3b, the NPPF suggests caravans intended for permanent residential use are highly vulnerable and so should not be permitted on 3a or 3b land.
- This site is not in easy access of a cycle route, train station, existing employment site, post office, primary school, secondary school, medical hub/GP service or the Maidstone Urban Area

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

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 2,015m from the nearest post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 0.62km from the nearest outdoor sports facilities
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>G</b> = 159m from ‘neighbourhood’ children’s play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 0.62m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = 3,394m from local employment provision <b>A</b> = 1,976m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = 213m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 3,496m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 5,687m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

<p>adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p>	<p>condition and sensitivity issues), which is unlikely to be appropriately mitigated  <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated  <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>screening appears to have matured in recent years such that this site is not prominent. It is set back from Lughorse Lane which helps reduce its impact and this gives opportunities for enhanced natural screening. No significant long range views.</p>
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## SA Topic: Flood Risk

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

## SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p><b>R</b> = Includes AW/ASNW  <b>A</b> = &lt;400m from an AW/ASNW  <b>G</b> = &gt;400m</p>	<p><b>G</b> = 571m from an AW/ASNW</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 1,406m from SSSI</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 831m from LWS  <b>G</b> = No likely impacts identified at this stage; 5,033m 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 not in easy access of a cycle route, train station, existing employment site, post office, medical hub/GP service or the Maidstone Urban Area

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

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 1,419m from the nearest post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 504m from the nearest outdoor sports facilities
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = 1,450m from ‘neighbourhood’ children’s play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 7m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 190m local employment provision <b>R</b> = 5,972m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

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

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

Appraisal Question	Criteria	Answer/Evidence
<p>Is allocation of the site within a flood zone?</p>	<p><b>R</b> = Flood risk zone 3b  <b>A</b> = Flood risk zone 2 or 3a  <b>G</b> = Flood risk zone 1</p>	<p><b>A</b> = Flood risk zone 2 = 100%  <b>A</b> = Flood risk zone 3a = 4.6%</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p><b>R</b> = Development should not be permitted  <b>A</b> = Exception test is required  <b>G</b> = Development is appropriate</p>	<p><b>R</b> = Development should not be permitted on the flood zone 3a area  <b>A</b> = Exception test is required on flood zone 2</p>

## SA Topic: Biodiversity and Green Infrastructure

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

<sup>1</sup>

## 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 adjacent to a LWS
- This site is located entirely within flood zone 2 and 5% is within flood zone 3a, the NPPF suggests that caravans intended for permanent use are highly vulnerable and therefore an exceptions test would be required in flood zone 2. Development should not be permitted in zone 3a
- This site is not in easy access of a cycle route, a local service centre, post office, primary school, secondary school, medical/GP service or the Maidstone Urban Area

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

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 431m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,632m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 7,216m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>A</b> = 148m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage; 835m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage; 611m from LWS</p> <p><b>G</b> = No likely impacts identified at this stage; 3,206m 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 close proximity to an ancient woodland or ancient semi-natural woodland though this may be less of a concern for the development proposed on this site
- This site does not have easy access to a cycle route, train station, employment site, primary or secondary school, post office, medical/GP service or the Maidstone Urban area.
- There are possible effects on the landscape if not appropriately screened.

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

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 1,330m from the nearest post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 921m from the nearest outdoor sports facilities
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = 1,344m from ‘neighbourhood’ children’s play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 84m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>A</b> = 2,059m local employment provision <b>G</b> = 1,288m the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,138m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,345m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 9,609m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	significant and site clearly visible in street scene.
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### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 0m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 1,617m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>A</b> = Potential impacts identified by County Council Ecologist; 0m from LWS <b>G</b> = No likely impacts identified at this stage; 1,361m 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 has a LWS and ancient woodland or ancient semi-natural woodland within it.
- This site is not in easy access of a cycle route, train station, bus stop, primary or secondary school, post office, GP service or the Maidstone Urban Area.
- The site has poor screening and is visible in the street scene.

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

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

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,633m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,471m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 7,789m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = 27m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 4,568m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 542m from LWS <b>G</b> = No likely impacts identified at this stage; 10,285m 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 adjacent to ancient woodland or ancient semi-natural woodland area, however due to the type of development proposed on this site the impact on the ancient woodland or ancient semi-natural woodland area may be less
- This site is not in easy access of a cycle route, train station, bus stop, local service centre, post office, GP/Medical Service or the Maidstone Urban Area

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

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = 825m from the nearest post office
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = 816m from the nearest outdoor sports facilities
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = 945m from ‘neighbourhood’ children’s play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = 54m from the nearest area of publicly accessible greenspace
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = 794m local employment provision <b>R</b> = 5,128m from the nearest local service centre
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = 682m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,401m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 7,979m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	distance views from Symonds Lane and the PRow. The site access is a visually intrusive and an urbanising feature.
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## SA Topic: Flood Risk

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

## SA Topic: Biodiversity and Green Infrastructure

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

- A very small portion of the site is within flood zone 3a and 2. The NPPF states caravans and mobile homes intended for permanent residential use are highly vulnerable and as such should not be permitted on flood zones 3a and require an exception test on zone 2. This could be potentially addressed in the layout of the pitches.
- This site is not in easy access of a cycle route, train station, local service centre, post office, secondary school or the Maidstone Urban Area.

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

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

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 1,142m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,259m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 9,499m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 in close proximity to a LWS and ancient woodland/ancient semi-natural woodland.
- A small portion of the site lies within flood zones 2, 3a and 3b; the NPPF technical guidance states that caravans or mobile homes intended for permanent residential use are highly vulnerable and therefore should not be permitted on flood zones 3a or 3b and require exception tests on zone 2. However as the flood zone is such a small area the layout of the pitches could address this issue.
- This site is not in easy access of a cycle route, train station, bus stop, post office, primary/secondary school, GP/Medical service or the Maidstone Urban Area.

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

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

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

### SA Topic: Economy

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,464m from the nearest bus stop
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 2,740m from the nearest train station
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = 8,526m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 cycle route, train station, bus stop, local service centre, employment sites, post office, primary/secondary schools, medical/GP service or the Maidstone Urban Area.
- The Landscape Character Assessment deemed the site to have high sensitivity.

1. Site Information		
Number (linked to GIS database)	GT3-22	
Site name/address	The Stables, Wagon Lane, Yalding	
Site area (ha)	0.4	
Proposed no. of pitches	Unknown	
Site Description	Long strip of land in use as a caravan site. Flat grassland with small number of caravans and limited access tracks and hardstandings. Close boarded fence and immature hedge to the Wagon Lane frontage. Public footpath runs north/south down the eastern side of the site.	
Current use	Gypsy and Traveller site (with temporary permission).	
Adjacent uses	Essentially surrounded by other caravan sites.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 3,835m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>R</b> = 8,596m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<p><b>R</b> = 1,794m from the nearest primary school</p>
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p>	<p><b>R</b> = 3,930m from the nearest post office</p>

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

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

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

#### Landscape, townscape and the historic environment:

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

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

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3b = 100% <b>A</b> = Flood risk zone 3a = 100% <b>A</b> = Flood risk zone 2 = 100%
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = 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)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = 2,363m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 3,168m from SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage; 1,780 from LWS <b>G</b> = No likely impacts identified at this stage; 2,917m from LNR

### Commentary, including potential mitigation/enhancement measures

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

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 entirely within flood zones 3a and 3b. The NPPF technical guidance states that mobile homes or caravans intended for permanent residential use are highly vulnerable and as such should not be permitted in flood zones 3a or 3b.
- This site is not in easy access of a cycle route, train station, bus stop, local service centre, employment site, post office, primary/secondary school a medical or GP service of the Maidstone Urban Area.
- The site has a high sensitivity in the Landscape Character Assessment.

1. Site Information		
Number (linked to GIS database)	GT3-23	
Site name/address	Stilebridge Stableyard, Stilebridge Lane, Linton	
Site area (ha)	0.4	
Proposed no. of pitches	Unknown	
Site Description	Area mainly level adjoining land in agricultural use.	
Current use	Gypsy and Traveller site (with temporary permission).	
Adjacent uses	Site to south in already in use as a caravan site – wider area in agricultural use.	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<p><b>R</b> = 3,121m from the nearest medical hub or GP service</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<p><b>A</b> = 2,541m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p>	<p><b>R</b> = 2,366m from the nearest primary school</p>
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p>	<p><b>R</b> = 2,682m from the nearest post office</p>

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

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

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

#### Landscape, townscape and the historic environment:

SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p><b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p><b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p><b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p><b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p><b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p><b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p><b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p><b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p><b>N</b> = No information available at this stage</p>	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p><b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p><b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p><b>A</b> = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	<b>R</b> = The site is not well screened from Stilebridge Lane and impacts on the appearance of this rural lane as a result. The Landscape Character Assessment (2012)

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

### Commentary, including potential mitigation/enhancement measures

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

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 cycle route, train station, bus stop, local service centre, employment site, post office, primary school, GP/Medical service and the Maidstone Urban Area.
- The site has a high sensitivity in the Landscape Character Assessment.

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

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

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

### SA Topic: Economy

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 2,466m from the nearest bus stop
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 2,751m from the nearest train station
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> 8,896m from the nearest cycle route

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

## SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 to a cycle route, train station, bus stop, local service centre, employment site, post office, primary or secondary schools, GP/Medical service or the Maidstone Urban Area.
- The site has high sensitivity in the Landscape Character Assessment.

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

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

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

**SA Topic: Economy**

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

**SA Topic: Transport and Accessibility**

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>G =</b> The site is 294m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>A =</b> The site is 515m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 9720m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

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

## 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, employment site or post office.
- The site is greenfield.
- The site abuts a LWS.
- The site falls entirely within flood zone 3a and 3b designations. As Gypsy and Traveller sites are classed as 'highly vulnerable' in the NPPF Technical Guidance for development, it indicates development in flood zone 3a/b should not be permitted.
- The site has high sensitivity and deemed unacceptable as a caravan site by Maidstone Borough Council.

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

How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = The site is 1625m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 2188m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1731m from the nearest sports facility.
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = The site is 1752m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 512m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 2541m from the nearest employment site. <b>R</b> = The site is 4583m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 393m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2755m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 8315m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 7164m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.

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

Green Belt designation?	<p>purposes of the Green Belt designation and/or its openness</p> <p><b>G</b> = Not within or adjacent to the Green Belt</p>	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>R</b> = The site has little screening and also forms the setting for listed buildings opposite. Caravan usage would be visible in the street scene.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>G</b> = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>G</b> = Development is appropriate.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 2593m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>A</b> = The site is adjacent to a LWS.
<b>Commentary, including potential mitigation/enhancement measures</b>		

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, service centre or train station.
- The site is within 50m of a listed building and adjacent to a 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. This is particularly important regarding the setting of the listed buildings which would be effected by caravan usage.

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

	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 4637m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 4431m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 2616m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 2265m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 4435m from the nearest employment site. <b>R</b> = The site is 5482m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2353m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1797m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 11432m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 10269m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously	<b>R</b> = Does not include previously developed land	<b>G</b> = Entirely within previously developed land

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

	<b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = The Landscape Character Assessment has judged the site to have 'high' sensitivity. <sup>1</sup> Landscape impact deemed 'unacceptable' on planning appeal in March 2012.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = 17% of the site is in Flood risk zone 3a, 13% in 3b.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted on areas of the site within flood risk zones 3a/3b.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1904m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist	<b>G</b> = No likely impacts identified at this stage.

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

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, post office, sports facility, greenspace, bus stop or train station.
- There are parts of the site in flood zone 3a and 3b. NPPF guidance puts Gypsy and Traveller sites in the highly vulnerable to flooding category.
- The site is assessed to have high sensitivity in the Landscape Character Assessment.

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

	<b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 1016m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 618m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 2687m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is adjacent to greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 1523m from the nearest employment site. <b>R</b> = The site is 2509m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 68m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2447m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 2192m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p><b>R</b> = Includes AW/ASNW  <b>A</b> = &lt;400m from an AW/ASNW  <b>G</b> = &gt;400m</p>	<p><b>A</b> = The site is 375m from the nearest AW/ASNW.</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage.</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>A</b> = The site is adjacent to a LWS.</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 the nearest secondary school, medical hub/GP, primary school, service centre, post office or train station.
- Future occupiers of the site may be adversely affected by the noise coming from the A249.
- The site is within the Kent Downs AONB and would affect views if developed.

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

	<b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 1878m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 819m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 1179m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 107m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 4079m from the nearest employment site. <b>A</b> = The site is 1841m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 681m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 4228m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 5593m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW  <b>A</b> = &lt;400m from an AW/ASNW  <b>G</b> = &gt;400m</p>	<b>G</b> = The site is 1224m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = 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 primary school, secondary school, medical hub/GP, play space, service centre or post office.
- The site is also over 4000m from the nearest employment site
- The site is not easily accessible to a train station.

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

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

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

**SA Topic: Economy**

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

**SA Topic: Transport and Accessibility**

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>G =</b> The site is 342m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>G =</b> The site is 336m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 7990m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

## SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 primary school, secondary school, medical hub/GP or play space.
- The site is also over 6500m from the nearest service centre.
- The site falls within the green belt.
- An exception test would be required if development was put forward as the site falls within flood zone 2 and its proposed use is classified as 'highly vulnerable' in the NPPF technical guidance.
- The site has high sensitivity in the Landscape Character Assessment.

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

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

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

**SA Topic: Economy**

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

**SA Topic: Transport and Accessibility**

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 1346m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 1633m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 7042m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

## SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 primary school, secondary school, medical hub/GP, play space or post office.
- The site is not easily accessible to transport links such as a train station or bus stop.
- The site is predominantly in flood zone 3a and the proposed use of a Gypsy and Traveller site means it should not be developed as per NPPF technical guidance on flood risk and vulnerability.
- There are landscape issues with the site including site exposure which may need to be investigated in more detail should the site come forward for development.

1. Site Information	
Number (linked to GIS database)	GT3-36
Site name/address	Huntsman Stables, Maidstone Road, Staplehurst
Site area (ha)	0.2
Proposed Yield	N/A
Proposed no. of pitches	Unknown
Site Description	<p>The site has an extensive planning and enforcement history with prosecution proceedings in 2008 and a recently dismissed appeal in 2011.</p> <p>The site is around 1.2km north of Staplehurst village on the east side of Maidstone Road (A229) opposite its junction with Clapper Lane. The land is at a lower level than the adjoining highway with a sparse hedge along the frontage. There is an existing vehicular access. The site is partially enclosed with 2m high close boarded fence and brick walls at the entrance. The entire front section is hardsurfaced. The land around the site is open and flat with long range views obtained when travelling along Maidstone Road, as well as direct views of the site from the access point. The land to the north is laid to grass and to the east is open farmland. There are scattered houses on the west side of Maidstone Road.</p>
Current use	Unauthorised Gypsy and Traveller site
Adjacent uses	Agricultural

## 2. Sustainability Appraisal

### SA Topic: Community wellbeing

#### Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 2382m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<b>R</b> = >3900m	<b>R</b> = The site is 5708m from the nearest secondary school.

	<b>A</b> = 1600-3900m <b>G</b> = <1600m;	
How far is the site from the nearest primary school?	<b>R</b> = >1200m <b>A</b> = 800-1200m <b>G</b> = <800m;	<b>R</b> = The site is 2290m from the nearest primary school.
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 1424m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 1078m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 1643m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 1023m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 1214m from the nearest employment site. <b>A</b> = The site is 2394m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

	<b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 585m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1226m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 6369m from the nearest cycle route.
<b>SA Topic: Air quality and causes of climate change</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 8230m from an AQMA.
<b>SA Topic: Water resources and quality</b>		
Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		
<b>Land Use:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

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

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p><b>A</b> = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p><b>G</b> = Not within or adjacent to the Green Belt</p>	<b>G</b> = Not within or adjacent to the Green Belt.
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p><b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p><b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p><b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<b>R</b> = The Landscape Character Assessment (2012) judged the site to have 'high' sensitivity. <sup>1</sup> The site was dismissed in February 2011 due to the landscape impact.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>R</b> = Flood risk zone 3a (100%) and 3b (38%).
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>R</b> = Development should not be permitted.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 1726m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of	<b>A</b> = Potential impacts identified by County Council	<b>G</b> = No likely impacts identified at this stage.

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

Special Scientific Interest (SSSI)?	Ecologist 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 primary school, secondary school, medical hub/GP, play space, service centre or post office.
- The site is not easily accessible to a train station.
- The site has high sensitivity in the Landscape Character Assessment.
- The site falls entirely within flood zone 3a and 3b designations. As Gypsy and Traveller sites are classed as 'highly vulnerable' in the NPPF Technical Guidance for development, it indicates development should not be permitted.

1. Site Information		
Number (linked to GIS database)	GT3-37	
Site name/address	Land at Cherry Tree Farm, West Wood Road, Stockbury	
Site area (ha)	0.5 ha	
Proposed Yield	N/A	
Proposed no. of pitches	Unknown	
Site Description	Triangular site which widens to the north and is bounded by Plum Tree Lane to the west and West Wood Road to the east and 1km west of Stockbury village. Currently 1 mobile home and touring caravan on site and various outbuildings confined to the first 80m. The SHLAA plan includes an open field extending a further 80m to the north. The site rises slightly to the northeast and surrounding land rises steeply to the east as the site sits in a valley. Access at the south end. Good hedges along east and west boundaries but rear boundary of developed part is open to field.	
Current use	Unauthorised Gypsy and Traveller site	
Adjacent uses	Large Gypsy and Traveller site	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>	<b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated.
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p>	<b>R</b> = The site is 5382m from the nearest medical hub/GP.
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p>	<b>R</b> = The site is 8040m from the nearest secondary school.
How far is the site from the nearest primary school?	<b>R</b> = >1200m	<b>R</b> = The site is 3138m from the nearest primary school.

	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 4815m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 1110m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 1176m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is 30m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>A</b> = The site is 1955m from the nearest employment site. <b>R</b> = The site is 6211m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>A =</b> The site is 561m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 4410m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 6131m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A =</b> Potential adverse impact <b>G =</b> Unlikely adverse impact <b>N =</b> No information available at this stage	<b>G =</b> Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R =</b> Within or adjacent to an AQMA <b>A =</b> <1km of an AQMA <b>G =</b> >1km of an AQMA	<b>G =</b> The site is 8318m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A =</b> Includes Grade 1, 2 or 3 agricultural land <b>G =</b> Does not include 1, 2 or 3 agricultural land	<b>A =</b> Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously	<b>R =</b> Does not include previously developed land	<b>A =</b> Partially within previously developed land

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

	<b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = Development could be screened, although development on the north field would be clearly visible. The officer comments landscaping and the existing hedgerow could limit impacts.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>A</b> = The site is 17m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
<b>Commentary, including potential mitigation/enhancement measures</b>		

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 primary school, secondary school, medical hub/GP, play space or post office.
- The site is also over 6000m from the nearest service centre.
- The site is not easily accessible to a train station.

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

	<b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 4395m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1704m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 1703m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>G</b> = The site is adjacent to greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre)?	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>G</b> = The site is 1512m from the nearest employment site. <b>R</b> = The site is 5267m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>

How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>G =</b> The site is 52m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 5135m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 5470m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

### 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 primary school, secondary school, medical hub/GP, play space, greenspace or post office.
- The site is not easily accessible to a train station.
- Future occupiers of the site may be adversely impacted by traffic noise from the nearby A249. 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 within the Kent Downs AONB designation.
- The site includes an AW. This would also need to be investigated in more detail should the site be put forward for development.

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

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

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

### SA Topic: Economy

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>G =</b> The site is 215m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 5137m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 5481m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

### 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 primary school, secondary school, medical hub/GP, play space, sports facility or post office.
- The site is within the Kent Downs AONB designation.
- The site is not easily accessible to a train station.

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

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

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

### SA Topic: Economy

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 425m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 4661m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 5931m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

### 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 primary school, secondary school, medical hub/GP, play space, service centre or post office.
- The site is not easily accessible to a train station.
- The site falls within the Kent Downs AONB designation.
- Development of the whole site including the greenfield land would have negative impact upon the landscape of the area.

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

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

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

	<b>G</b> = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = Entirely within previously developed land
<b>Landscape, townscape and the historic environment:</b>		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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	<b>A</b> = Within or adjacent to the Green Belt and	<b>G</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>G</b> = The site has good roadside screening along Queen Street. The impact on the roadside street scene is relatively low apart from glimpse views into the site through the access. Some long range views are available from the caravan parks to the north.

### SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3a (25%) 3b (16%) 2 (100%)
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>A</b> = Exception test is required (at the very least)

### SA Topic: Biodiversity and Green Infrastructure

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

## 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 primary school, secondary school, medical hub/GP, play space, greenspace, sports facility or post office.
- The site is also almost 4000m from the nearest employment site and 6000m to the nearest service centre.
- The site is not easily accessible to transport links such as a train station or bus stop.
- 25% of the site falls within flood zone 3a and 16% in flood zone 3b. The entirety of the site is in flood zone 2. As Gypsy and Traveller sites are classed as 'highly vulnerable' in the NPPF Technical Guidance for development, it indicates an exception test is required for flood zone 2 sites. With flood zone 3a and 3b, development of this type should not be permitted.

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

How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 3421m from the nearest post office.
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**Accessibility to outdoor facilities and greenspace:**

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>A</b> = The site is 1523m from the nearest sports facility.
How far is the site from the nearest children’s play space?	<b>A</b> = >300m from ‘neighbourhood’ children’s play space <b>G</b> = <300m	<b>A</b> = The site is 2166m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 899m from greenspace.

**SA Topic: Economy**

Appraisal Question	Criteria	Answer/Evidence
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 3235m from the nearest employment site. <b>R</b> = The site is 3373m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.

**SA Topic: Transport and Accessibility**

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>A =</b> The site is 459m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 3417m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 5050m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	winter as the land is flat and not well screened from Hertsfield Lane. Sensitivity assessment in the Landscape Character Assessment (2012) is 'high.' <sup>1</sup>
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### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

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

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

## 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 primary school, secondary school, medical hub/GP, play space, sports facility or post office.
- The site is also over 3000m from the nearest employment site and service centre.
- The site is not easily accessible to transport links such as a train station.
- The site predominantly falls within flood zone 3a. As Gypsy and Traveller sites are classed as 'highly vulnerable' in the NPPF Technical Guidance for development, it indicates development in flood zone 3a should not be permitted.
- The Landscape Character Assessment (2012) assesses the site as having high sensitivity.

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

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

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

### SA Topic: Economy

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

### SA Topic: Transport and Accessibility

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>G</b> = The site is 182m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 3496m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 5687m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

### 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 primary school, secondary school, medical hub/GP or post office.
- The site is also almost 3500m from the nearest employment site.
- The site is not easily accessible to a train station.
- Development would negatively affect the rural landscape of the site and its surroundings.

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

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

How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 750m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1153m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 7872m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

<p>adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p>	<p>condition and sensitivity issues), which is unlikely to be appropriately mitigated  <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated  <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>visible from the road. However the site is a fairly small part of a much larger group of caravans and, assuming the surroundings would not change, the impact is (in itself) minimal.</p>
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### SA Topic: Flood Risk

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

### SA Topic: Biodiversity and Green Infrastructure

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

### 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 primary school, secondary school, medical hub/GP, play space or post office.
- The site is entirely in flood zone 2. Under technical guidance from the NPPF, an exception test is required.
- Site in itself would not affect the landscape character however the site is prominent and visible from the road.

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

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

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

**SA Topic: Economy**

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

**SA Topic: Transport and Accessibility**

Appraisal Question	Criteria	Answer/Evidence
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How far is the site from the nearest bus stop?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 2481m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 2827m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R =</b> >800m <b>A =</b> 400 - 800m <b>G =</b> <400m	<b>R =</b> The site is 8456m from the nearest cycle route.

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

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

### SA Topic: Water resources and quality

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

### SA Topic: Land use, landscape and the historic environment

#### Land Use:

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

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

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

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

### SA Topic: Biodiversity and Green Infrastructure

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

### 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 primary school, secondary school, medical hub/GP, play space, service centre or post office.
- The site is also over 6000m from the nearest employment site.
- The site is not easily accessible to transport links such as a train station or bus stop.
- A previous application for a Gypsy and Traveller site had comments from the Inspector believing it would cause significant harm to the landscape.

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

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

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1893m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1860m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 10865m from the nearest cycle route.
SA Topic: Air quality and causes of climate change		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>G</b> = Unlikely adverse impact.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 9691m from an AQMA.
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.

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

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

### SA Topic: Flood Risk

Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p><b>R</b> = Flood risk zone 3b</p> <p><b>A</b> = Flood risk zone 2 or 3a</p> <p><b>G</b> = Flood risk zone 1</p>	<b>R</b> = Flood risk zone 3b (100%).
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p><b>R</b> = Development should not be permitted</p> <p><b>A</b> = Exception test is required</p> <p><b>G</b> = Development is appropriate</p>	<b>R</b> = 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><b>R</b> = Includes AW/ASNW</p> <p><b>A</b> = &lt;400m from an AW/ASNW</p> <p><b>G</b> = &gt;400m</p>	<b>G</b> = The site is 2375m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p><b>A</b> = Potential impacts identified by County Council Ecologist</p> <p><b>G</b> = No likely impacts identified at this stage</p>	<b>G</b> = No likely impacts identified at this stage.

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

<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p><b>A</b> = Potential impacts identified by County Council Ecologist  <b>G</b> = No likely impacts identified at this stage</p>	<p><b>G</b> = No likely impacts identified at this stage.</p>
<p><b>Commentary, including potential mitigation/enhancement measures</b></p>		
<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"> <li>• 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.</li> <li>• The site is not easily accessible by foot to the nearest primary school, secondary school, medical hub/GP, play space, greenspace, employment site or post office.</li> <li>• The site is also over 6000m from the nearest service centre.</li> <li>• The site is not easily accessible to transport links such as a train station or bus stop.</li> <li>• The site falls entirely within flood zone 3b the functional floodplain. As Gypsy and Traveller sites are classed as 'highly vulnerable' to flooding in the NPPF Technical Guidance, development in flood zone 3b should not be permitted.</li> <li>• The Landscape Character Assessment deemed the site to have high sensitivity.</li> </ul>		

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

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

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

	<b>G</b> = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land	<b>G</b> = Entirely within previously developed land.
<b>Landscape, townscape and the historic environment:</b>		
SA Objective 7. To create and sustain vibrant, attractive and clean communities		
SA Objective 14: To protect, enhance and make accessible for enjoyment, the Borough's countryside, open space and historic environment		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	<b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	<b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	<b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage	<b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	<b>G</b> = 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	<b>A</b> = Within or adjacent to the Green Belt and	<b>G</b> = 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 <b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>R</b> = The site was refused Gypsy and Traveller planning permission in October 2012 on the grounds of 'significant visual harm.'
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>G</b> = Flood risk zone 1.
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>G</b> = Development is appropriate.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>R</b> = Includes AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.

<b>Commentary, including potential mitigation/enhancement measures</b>		
<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"><li>• 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.</li><li>• The site is not easily accessible by foot to the nearest primary school, secondary school, medical hub/GP, play space, or post office.</li><li>• The site is not easily accessible to transport links such as a train station or bus stop.</li><li>• The site has previously been refused permission due to the significant harm it would have to the landscape.</li><li>• The site includes an AW.</li></ul>		

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 primary school, secondary school, medical hub/GP, play space, or post office.
- The site is not easily accessible to transport links such as a train station or bus stop.
- The site has previously been refused permission due to the significant harm it would have to the landscape.
- The site includes an AW.

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

	<b>A</b> = 800-1200m <b>G</b> = <800m;	
How far is the site from the nearest post office?	<b>R</b> = >800m <b>A</b> = 400m – 800m <b>G</b> = <400m	<b>R</b> = The site is 3966m from the nearest post office.
<b>Accessibility to outdoor facilities and greenspace:</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<b>A</b> = >1.2km <b>G</b> = <1.2km	<b>G</b> = The site is 822m from the nearest sports facility.
How far is the site from the nearest children's play space?	<b>A</b> = >300m from 'neighbourhood' children's play space <b>G</b> = <300m	<b>A</b> = The site is 797m from the nearest play space.
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<b>A</b> = >300m (ANGST) <b>G</b> = <300m	<b>A</b> = The site is 1590m from greenspace.
<b>SA Topic: Economy</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<b>R</b> = >2400m <b>A</b> = 1600-2400m <b>G</b> = <1600m	<b>R</b> = The site is 3982m from the nearest employment site. <b>G</b> = The site is 679m from the nearest service centre.
Will allocation of the site result in loss of employment land/space?	<b>R</b> = Allocation will lead to significant loss of employment land/space <b>A</b> = Allocation will lead to some loss of employment land/space <b>G</b> = Allocation will not lead to the loss of employment land/space	<b>G</b> = Allocation will not lead to the loss of employment land/space.
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. <b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.	<b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.
<b>SA Topic: Transport and Accessibility</b>		

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>A</b> = The site is 774m from the nearest bus stop.
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 1187m from the nearest train station.
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m	<b>R</b> = The site is 8664m from the nearest cycle route.
<b>SA Topic: Air quality and causes of climate change</b>		
Appraisal Question	Criteria	Answer/Evidence
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage	<b>N</b> = No information available at this stage.
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA	<b>G</b> = The site is 11256m from an AQMA.
<b>SA Topic: Water resources and quality</b>		
Not addressed by the Pro Forma. Development management policies will address this issue.		
<b>SA Topic: Land use, landscape and the historic environment</b>		
<b>Land Use:</b>		
Appraisal Question	Criteria	Answer/Evidence
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land.
Will allocation of the site make use of previously	<b>R</b> = Does not include previously developed land	<b>G</b> = Entirely within previously developed land

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

	<b>G</b> = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<b>A</b> = There are protected tree enclosing the site although there is a substantial gap allowing the site to be clearly visible from the road. The Landscape Character Assessment concluded there was no harm likely to arise from long range views.
<b>SA Topic: Flood Risk</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1	<b>R</b> = Flood risk zone 3b (100%)
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate	<b>R</b> = Development should not be permitted.
<b>SA Topic: Biodiversity and Green Infrastructure</b>		
<b>Appraisal Question</b>	<b>Criteria</b>	<b>Answer/Evidence</b>
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m	<b>G</b> = The site is 1104m from the nearest AW/ASNW.
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<b>A</b> = Potential impacts identified by County Council Ecologist <b>G</b> = No likely impacts identified at this stage	<b>G</b> = No likely impacts identified at this stage.
<b>Commentary, including potential mitigation/enhancement measures</b>		

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, greenspace or post office.
- The site is also almost 4000m from the nearest service centre.
- The site is not easily accessible to transport links such as a train station or bus stop.
- The site falls entirely within flood zone 3b the functional floodplain. As Gypsy and Traveller sites are classed as 'highly vulnerable' to flooding in the NPPF Technical Guidance, development in flood zone 3b should not be permitted.
- The site should be appropriately screen as it is currently visible due to a break in the tree belt.