

1. Site Information	
Number (linked to GIS database)	HO3-238
Site name/address	Land at Lenham Road, Headcorn
Site area (ha)	1.73 ha
Approximate yield	53 units
Proposed no. of pitches	N/A
Site description	<p>The site is located on the north side of Lenham Road. To the west is a converted Oast (Oak Farm Oast) with a substantial rear garden and a connection through into the proposed site.</p> <p>In the SW of the site is a stable building and another timber-clad shed structure.</p> <p>The remainder of the site is divided into grazing paddocks and used for the grazing of horses. There are mature and well developed trees and hedgerows to the east and north of the site, the latter just beyond the indicated site boundary. Good hedge and landscaping along the west boundary with the converted Oast (Oak Farm Oast).</p> <p>There are views northwards towards the Greensand Ridge.</p> <p>Properties in Oak Farm Gardens to NW mostly two-storey but of varying styles. Electricity sub-station adjacent to 37 Oak Farm Gardens immediately west of site boundary</p> <p>Site relatively flat and level.</p>
Current use	Stabling and horse grazing
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP	R = >800m	G = 306m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 9281m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 451m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 592m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 711m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 209m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 145m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 442m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 487m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 615m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8820m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 92% Grade 3b (<1hectare)

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

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>Moderate</p>
<p>SA Topic: Flood Risk</p>		
<p>Appraisal Question</p>	<p>Criteria</p>	<p>Answer/Evidence</p>
<p>Is allocation of the site within a flood zone?</p>	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1</p>
<p>Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.</p>	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate</p>
<p>SA Topic: Biodiversity and Green Infrastructure</p>		
<p>Appraisal Question</p>	<p>Criteria</p>	<p>Answer/Evidence</p>
<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p>	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	<p>G = >400m from AW/ASNW</p>
<p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage</p>
<p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	<p>G = No likely impacts identified at this stage</p>

1. Site Information	
Number (linked to GIS database)	HO3-239
Site name/address	180-188 Union Street, Maidstone, ME14 1EY
Site area (ha)	0.54 ha
Approximate yield	16
Proposed no. of pitches	N/A
Site description	<p>The site comprises a number of NHS clinics/offices and other buildings. They are predominantly pre-fabricated and predominantly single-storey.</p> <p>There is a tall ragstone wall to the western boundary (Tufton Street) and along Union Street frontage. The walls largely screen the buildings on the site and provide a strong visual enclosure to the site and the street scene.</p> <p>The land fall towards the south.</p> <p>Immediately to the south lies the sheltered accommodation built on the site of the former West Kent hospital in Marsham Street in the mid-late 1980s. This is at a lower level than the site</p> <p>The car park included within the submission area is on higher land than Queen Anne Road (1m?) which forms the eastern site boundary. This car park is accessed via an MBC controlled Pay and Display car park, that wraps around the NHS car park in an L-shape.</p> <p>Queen Anne Road predominantly contains the rear car parking areas of offices that front Albion Place. The local DVLA office at its northern end is now closed. The Queen Anne Pub is at the northern end of the road but is now on an island surrounded by roads.</p> <p>There are semi-detached Victorian/Edwardian villas facing the site on the north side of Union Street.</p>
Current use	NHS clinic and offices and NHS Staff car park
Adjacent uses	Offices and residential and a public house

SA Topic: Community wellbeing

Accessibility to existing centres and services:

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

	G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 170m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 466m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 250m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 538m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 505m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 330m 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 178m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 461m from local service centre and 7m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space	A = Allocation will lead to some small scale loss of employment land/space

	A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 99m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 623m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 5m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = No effects identified at this stage.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	R = Within or adjacent to an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land

Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (68m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>No data</p>

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-240
Site name/address	South of Marden Road, Staplehurst
Site area (ha)	4.67ha
Approximate yield	140 (30 DH)
Proposed no. of pitches	N/A
Site description	<p>The site is located on the south side of Marden Rd Staplehurst immediately adjacent to the western boundary of the settlement as defined in the MBWLP 2000.</p> <p>To the east of the site are detached properties in Jeffrey Close and terraced properties in Stanley Close erected in the early-mid 1970s.</p> <p>To the west and north are existing dwellings of various styles and sizes and ages.</p> <p>To the south is Aydhurst Farm and Aydhurst Farm Oast, this is accessed via a trackway that runs along and forms the site's eastern boundary.</p> <p>The land is relatively level and even. There is no discernible fall in any direction on the site.</p> <p>The boundary with Marden Rd. is formed by a hedgerow.</p> <p>The site is unmanaged and overgrown.</p>
Current use	Fallow and overgrown field and orchard
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP	R = >800m	A = 566m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7418m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 534m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 722m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 734m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 331m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 622m from local service centre and 334m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 586m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 786m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8375m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 68% Grade 3b (3.2 hectares)

Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (31m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-241	
Site name/address	Woodford Farm, Maidstone Road, Staplehurst	
Site area (ha)	1.3	
Approximate yield	8	
Proposed no. of pitches	N/A	
Site description	<p>The site is situated to west of the A229. The site is generally level and comprises the residential property Woodford Farm, its garden (to the north) and the land and buildings to the rear (west). To the rear of the house are a number of single storey timber and blockwork buildings. The building furthest to the west which is sited along the southern site boundary is the business premises of a conservatory business. There is an area of hardstanding in front (north) of the eastern part of this building which is being used for the informal storage of building materials (some of which appears to be waste) along with the parking of a caravan and vehicles. The further north and western parts of this rear part of the site comprises a very rough, grassed field.</p> <p>The access into the site is from A229 and the driveway runs along the southern boundary of the site, immediately adjacent to and past the southern elevation of the farmhouse. The actual southern boundary is marked by a fence line and tree belt which is coniferous at its eastern end and deciduous at its western end. A fence runs along the western boundary. The northern boundary is marked by mature trees and beyond this tree line are the buildings associated with the adjacent commercial garage use. Also to the north, fronting A229, is the property Fleetwood. To the south of the site is a further residential property Little Woodford. On the opposite (eastern) side of A229 is the Homeleigh timber yard.</p>	
Current use	The rear (west) of the site is used as the offices for a conservatory business and for informal open storage. The eastern part of the site comprises the residential property and gardens Woodford Farm.	
Adjacent uses	Residential properties to the north (Fleetwood) and south (Little Woodford). Commercial garage to the north. Facing the site on the opposite side of A229 is a builders merchant.	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 2859m from medical/GP service
How far is the site from the nearest secondary school?	R = >3 900m A = 1600-3900m G = <1600m;	R = 5235m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2736m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2962m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1424m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2071m 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 20m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2837m from local service centre A = 1628m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 129m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1671m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5971m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >7km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously	R = Does not include previously developed land	A = Partially within previously developed land

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-242	
Site name/address	Land South of Lenham Road, Platts Heath, Maidstone	
Site area (ha)	0.87	
Approximate yield	26	
Proposed no. of pitches	N/A	
Site description	<p>The site is an irregularly-shaped parcel of land located on the south side of Lenham Road approx. 40m west of its junction with Green Lane and 175m east of its junction with Chain Gate Road.</p> <p>To the west fronting Lenham Road is a detached dwelling (Castenea) and to the east the rear gardens of properties on the west side of Green Lane (a mixture of bungalows and two-storey dwellings). To the south of the site is a playing field used by the village and the primary school. To the north of the site on the opposite side of Lenham Road the land is in agricultural use.</p> <p>The site slopes to the north and falls by approximately 10m across the site from the boundary with the playing fields.</p> <p>Two potential means of access to the site are possibly available, directly off Lenham Road and also a 9.45m wide strip of land between 16 and 18 Green Lane which currently also provides the access to the playing field.</p> <p>The site is currently largely wooded and overgrown. The boundaries of the site comprise relatively dense woodland there are some clearings further into the site.</p> <p>The site is located immediately adjacent to the western extent of the currently defined settlement boundary of Platts Heath in the MBWLP 2000.</p>	
Current use	Predominantly Woodland	
Adjacent uses	Residential and Playing field	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service</p>	<p>R = Not adjacent 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>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 2245m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2317m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 128m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1504m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2018m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 2019m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2673m from local service centre A = 1791m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1722m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1963m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8676m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >11km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Classified as Grade 1, 2 or 3 agricultural land but is actually coppice woodland.
Will allocation of the site make use of previously	R = Does not include previously developed land	R = Does not include previously developed land

developed land?	<p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A detailed assessment of 'landscape capacity 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? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>accommodate change</i> was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 152m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Site Information		
Number (linked to GIS database)	HO3-243	
Site name/address	Land at Former Astor of Hever Community School , Oakwood Road, Maidstone	
Site area (ha)	2.3	
Approximate yield	90	
Proposed no. of pitches	N/A	
Site description	<p>This is a relatively level, well contained site, rectangular in shape, which stretches from the rear of the recent Astor Park development on Oakwood Road (the site's southern boundary) as far as its boundary with Kingdom Hall to the north, which is a large detached building.</p> <p>The eastern edge of the site comprises a mature tree-lined boundary with the long residential gardens to the rear of properties on Bower Mount. The site is bounded to the west by the Oakwood Park school playing fields, which are not visible because there is a strong tree line running along the entire length of the boundary, and because the trees are on a bank which slopes upwards towards the playing fields.</p> <p>The site is well contained by the mature trees around most of its boundaries except for the southern boundary, where the residential properties on the Astor Park development are clearly visible. There are also clear long range views towards the Greensand Ridge from the south-eastern corner of the site.</p> <p>There are few trees on the site itself, which is essentially an unmanaged field and used to serve as a school farm for the Astor of Hever community school.</p> <p>Access to the site can easily be taken from the site's southern boundary with Astor Park.</p>	
Current use	Unmanaged field – the site was in use as a school farm a number of years ago	
Adjacent uses	School playing fields, residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 118m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 267m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 430 from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1046m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 253m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 962m from local service centre and 526m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 218m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 736m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 445m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	R = Within or adjacent to an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	R = Does not include previously developed land (was a former school farm)

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 885m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-244	
Site name/address	South Belringham, South Lane, Sutton Valence	
Site area (ha)	0.9 ha	
Approximate yield	15	
Proposed no. of pitches	N/A	
Site description	<p>The site is prominently located on the west side of South Lane, between the upper and lower parts of Sutton Valence. Construction work apparently to implement the extant permissions on the site (see below) is currently under way on the northern part of the site.</p> <p>The site itself is on land which rises to the north and is located on the scarp slope of the Greensand Ridge.</p> <p>Immediately to the west is Southfield Stables a commercial horse-racing stable yard.</p> <p>On the east side of South Lane opposite the site is a gallop/track used by Southfield Stables.</p> <p>There is a strong hedge-line to South Lane and to a lesser extent to south and west boundaries.</p> <p>This section of South Lane provides an open (largely free of built development) gap between the higher and lower parts of Sutton Valence.</p>	
Current use	Grazing (rented to adjacent commercial racing stables business)	
Adjacent uses	Equestrian and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 163m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5765m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 573m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 386m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 441m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 205m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 15m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4095m from local service centre and 3361m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 336m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5103m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3904m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

	G = Does not include 1, 2 or 3 agricultural land	74% Grade 3b (<1hectare)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (133m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information		
Number (linked to GIS database)	H03-245	
Site name/address	Lyewood Farm, Green Lane, Boughton Monchelsea	
Site area (ha)	2.97 Hectares	
Approximate yield	389 dwellings (at 30dph)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the north side of Green Lane and has a tarmac surfaced access road running north from Green Lane, the first 105m of which is also a PROW (KM103)</p> <p>It is a substantial site of some 12.97ha in total.</p> <p>Approximately 3ha of the site is covered with existing buildings which were previously used for egg production but are now used for chicken rearing. There is a dwelling on the site and a number of other farm buildings on the site.</p> <p>The site is open and clearly visible from the surrounding area. The land slopes northwards towards The Quarries and the River Loose.</p> <p>The site is clearly physically and visually separate from the existing development in Boughton Monchelsea and also The Quarries to the north.</p>	
Current use	Agriculture and a dwelling	
Adjacent uses	Residential and agriculture, some equestrian	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>A = 674m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1270m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 485m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 229m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 428m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 398m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m (within/adjacent)
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1148m from employment sites and 1273m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 313m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4108m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1320m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>63% Grade 3a, 20% Grade 3b (11 hectares)</p>
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	<p>A = Partially within previously developed land</p>

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts (13m)</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts(152m)</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p>
Is the site located within or in proximity to and/or likely to	<p>A = In close proximity to the Kent Downs AONB and/or</p>	<p>G = Not in close proximity to the Kent Downs AONB</p>

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural	R = Includes AW/ASNW A = <400m from an AW/ASNW	G = >400m

Woodland (ASNW)?	G = >400m	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-246	
Site name/address	Land South of the Parsonage, Marden	
Site area (ha)	2.5ha	
Approximate yield	50	
Proposed no. of pitches	N/A	
Site description	<p>Site comprises 2.5ha of land immediately to the south of the site where there is a resolution to grant planning permission for residential development (144 Dwellings) under application 13/0693.</p> <p>There are terraced semi-detached and detached dwellings including a converted oasthouse to the west of the site. These are well screened from the site by existing vegetation and trees; the oast kiln is visible however.</p> <p>The northern site boundary is formed by a dense line of trees and hedging which would need to be punctured to gain access from the site to the north.</p> <p>There are limited views to the east as the land rises toward the E/NE land beyond the site is also in agricultural use. There is in the region of a 5m rise in levels from Goudhurst Road across the site.</p> <p>Views of Spring Grove/The Firs situated south of the site are also very limited due to the well established tree and woodland screening.</p>	
Current use	Agriculture	
Adjacent uses	Residential and Agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	A = 529m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6977m secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 387m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 630m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 253m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 239m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 217m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 603m from local service centre and 629m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 488m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 670m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9295m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and	A = Includes Grade 1, 2 or 3 agricultural land	A = Site is currently in agricultural use (surveyed in 2014)

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	as part 3b and predominantly (approx. 66%) Grade 3a
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information	
Number (linked to GIS database)	HO3-247
Site name/address	Cotuams Hall, Eyhorne Street, Maidstone
Site area (ha)	0.92 ha
Approximate yield	20
Proposed no. of pitches	N/A
Site description	<p>The site is located on the east side of the B2163 Eyhorne Street, approximately 350m north of its junction with the A20 Ashford Road.</p> <p>The site comprises the existing Grade II listed building of Cotuams Hall which fronts onto the Eyhorne Street and is set behind a tall hedge and a lower picket fence and wall. Beyond the house to its south the boundary with Eyhorne Street comprises a substantial brick wall with a ragstone plinth, enclosing the private gardens of the house. Other parts of the gardens to the house are also partially enclosed by walls.</p> <p>Within the gardens there are a number of mature specimen trees and many other trees and elements of landscaping. Some parts of the garden are more intensively managed than others.</p>
Current use	Dwelling (Grade II listed) and garden
Adjacent uses	Agriculture/Horse grazing and residential. HS1 immediately to the south

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3398m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = 5490m from secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 807m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = <400m
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 598m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 909m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 253m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3674m from employment sites R = 3199m local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 135m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 485m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3959m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

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

1. Site Information		
Number (linked to GIS database)	HO3-248	
Site name/address	Herts Farm – Land to North Heath Road, Coxheath	
Site area (ha)	4.7ha	
Approximate yield	141 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is currently an orchard. The land falls northwards away from Heath Road (B2163) down the dip-slope of the Greensand Ridge. It is at a marginally lower level than Heath Road (approx. 0.5m).</p> <p>The eastern boundary is formed by PROW KM64 that runs north from Heath Road, the right hand side of which is marked by a dense hedgerow and trees beyond which is another orchard.</p> <p>The western boundary is also marked by a tall hedgerow the other side of which is PROW KM67 that connects Heath Road with Forstal Lane/Well Street.</p> <p>The southern boundary with Heath Road is also marked by a dense tall hedgerow.</p> <p>In the SW corner of the site are Little Wadhurst Farmhouse and Little Wadhurst Barn. Little Wahurst Farm has a number of first floor windows that overlook the site. These two dwellings are separated from the site by a tall dense hedgerow.</p>	
Current use	Orchard	
Adjacent uses	Orchard and 2 dwelling adjacent to SW corner.	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated (site is 161m from nearest centre)</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>A = 497m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 584m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 729m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 787m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 810m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 821m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 412m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 683m from local service centre R = 2723 from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 7m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2908m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3167m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = potential adverse effect Heath Road (B2163) carries a significant amount of traffic including HGVs past the site.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

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

1. Site Information	
Number (linked to GIS database)	HO3-249
Site name/address	Grove Mill Cottage, Eyhorne Street, Maidstone, Kent
Site area (ha)	0.87
Approximate yield	12
Proposed no. of pitches	N/A
Site description	<p>The site is located on the eastern side of Eyhorne Street. It is accessed via a narrow access track running from the junction of Hasteds and the B2163 Eyhorne Street. There is a separate (gated) pedestrian access from The Hasteds to the site.</p> <p>The track passes very close to the dwellings at 78-82 (even) Eyhorne Street and their amenity areas. The track is also a PROW (KH198).</p> <p>The track rises to the east and then turns southwards dropping significantly downwards to the house which is set in a valley substantially lower than the agricultural land to the east and the dwellings in Hasteds to the west.</p> <p>The property is largely bounded by tall Lleyland Cypress trees.</p> <p>The dwellings at Hasteds to the west occupy higher ground.</p>
Current use	Dwelling and associated curtilage
Adjacent uses	Residential to north and west/ agriculture to south and east

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3549m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 5771m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 502m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = <400m
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 546m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 584m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 91m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3428m from employment sites R = 3507m local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 126m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 473m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4282m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts (23m away)</p> <p><i>Site access point (as existing) is close to a listed building the site/development area is not</i></p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (11m away)</p> <p><i>Site access point (as existing) is close to a CA, the site/development area is not</i></p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (127m away)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be

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

1. Site Information	
Number (linked to GIS database)	HO3-250
Site name/address	Land at The Oaks, Maidstone Road, Sutton Valence
Site area (ha)	1.7 ha
Approximate yield	14
Proposed no. of pitches	N/A
Site description	<p>The site comprises a wedge shaped plot of land. To the south of the site, at the 'point' of the wedge, is the detached residential property 'The Oaks' and its associated garden including a pond which is accessed off Maidstone Road (A274). To the north east of the house are some stables. The rest of the site comprises horse paddocks and a schooling ring.</p> <p>The site is virtually level. It lies immediately to the east of Maidstone Road (A274) and there is a hedge along this boundary with a gateway entrance halfway along the length of the boundary. The north and eastern boundaries are also defined by hedges.</p>
Current use	Residential plus horse paddocks.
Adjacent uses	The site is situated in Warmlake, an area of primarily residential properties sited around the crossroads of A274 and Warmlake Road and Chartway Street. To the west of Maidstone Road, opposite the site, is the Warmlake Business Park which comprises a number of converted former agricultural and other buildings accommodating a range of businesses.

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 751m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 4875m from secondary school
How far is the site from the nearest primary school?	R = >1200m	G = 751m from primary school

	A = 800-1200m G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 995m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 227m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 388m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 10m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2444m from local service centre and 3050m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 111m from bus stop
How far is the site from the nearest train station?	R = >800m	R = 5187m from train station

	A = 400 - 800m G = <400m	
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2794m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 74% Grade 2 (1.2 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land

Landscape, townscape and the historic environment:

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

	an adverse impact on a nearby SAM.	
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (47m away)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>		
Capacity of the Landscape to accommodate change	R = Low	High

*Based upon Landscape Character Assessment 2014	A = Moderate G = High	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 206m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-251	
Site name/address	Boughton Garage, Cock Street, Boughton Monchelsea	
Site area (ha)	0.93	
Approximate yield	26-28	
Proposed no. of pitches	N/A	
Site description	<p>The proposed site is located on the north side of the B2163 Heath Road. It is located within a small hamlet known locally as Cock Street and which is centred on the junction of Brishing Lane, Heath Road, Green Lane and Park Lane.</p> <p>The site is located some 85m east of the above-mentioned junction. It comprises a petrol station and sales building/shop, a car servicing workshop and a car sales area. To the north of the repair/service workshop is a detached bungalow permitted in 1959. Beyond the bungalow and running behind the dwellings to the W of the main site is an overgrown paddock. A further paddock/grassed area is located beyond the car sales lot and the adjacent industrial/warehouse building.</p> <p>To the west of the site but screened by a dense tree screen is 'Swallows' a Grade II Listed dwelling. This property and others to its west (including the Cock Inn) and on the south side of the B2163 Heath Road are within a designated Conservation Area. The boundary of the Conservation Area on the south side of the B2163 opposite the site extends approximately half-way across the proposed site frontage.</p> <p>A dense tree screen effectively shields the site from 'Shibblers' a dwelling located to the N of the site. On its eastern side the site is bounded by a large industrial/warehouse building at Monchelsea Farm. The site is relatively level and does not fall/rise noticeably in any direction.</p>	
Current use	Petrol station and car sales/servicing	
Adjacent uses	Industrial premises/warehouse and residential	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1102m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 1886m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 761m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 832m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 902m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 733m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 197m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1076m from employment sites and 1462m local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 78m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4911m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1613m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = <1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Paddock to rear is not used agriculturally and forms part of and is used as car storage by the garage

Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (10m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt

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

1. Site Information		
Number (linked to GIS database)	HO3-252	
Site name/address	Oakdene Farm, Maidstone Road, Sutton Valence, ME17 3LS	
Site area (ha)	0.7	
Approximate yield	21	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the east side of the A274 Maidstone Road approximately 100m south of its junction with the B2163 at Plough/Five Wents.</p> <p>The site frontage to the A274 is provided by a dense tall hedge. The site is currently cultivated and in agricultural (fruit growing) use as part of a larger farm holding, access to which is gained from the B2163 east of the Plough/Five Wents junction.</p> <p>To the north and south of the site are dwellings and there are dwellings opposite the site on the west side of the A274. These are set back behind a small service road.</p> <p>In the immediate vicinity of the site to the south is a petrol filling station, car sales area and an industrial area and to the north at Plough/Five Wents is a Public House and a further car sales site.</p> <p>Land levels in the area fall gently northwards.</p> <p>The northern site boundary with 'Ulcombeden' is formed by a tall hedge. The southern boundary with Orchard View and Nemorosa, two dwellings to the south is more open.</p>	
Current use	Agriculture	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1284m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 4499m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1284m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1357m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 756m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 963m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 176m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2659m from local service centre A = 2084m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 28m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4899m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2389m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >5km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 100% Grade 3b (0.5 hectares)

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

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 302m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-253
Site name/address	Land Next to the Old Cyder House, Teston Corner, Maidstone, ME18 5BB
Site area (ha)	0.88
Approximate yield	16
Proposed no. of pitches	N/A
Site description	<p>The site is located on the north side of North Pole Road 850m east of its junction with Wateringbury Road. The site is in open countryside outside any defined settlement.</p> <p>It is accessed from a track that is shared with Old Cyder House a Grade II listed building that is in residential use.</p> <p>The site is vacant and overgrown and un-managed. There are the remains of three buildings on the site (two timber and one blockwork), the remainder of the site is open.</p> <p>The boundary of the site with Old Cyder House is marked by a chestnut pale fence and is not well screened.</p> <p>Land to the north, west and north east of the site is part of a designated Local Wildlife Site (LWS). Oaken Wood to the north east is designated Ancient Woodland and the land to the west and north of the site is a designated SSSI.</p> <p>The site is relatively level if anything there is a slight rise to the north away from North Pole Road</p>
Current use	Vacant and disused former timber yard
Adjacent uses	Woodland and two dwellings to the east

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	R = >800m	R = 1536m from medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3 900m A = 1600-3900m G = <1600m;	R = 3920m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2265m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2190m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 951m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1226m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2471m from local service centre and 4613m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1349m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2072m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3774m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >2km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	A = Partially within previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (2m away)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (75m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	R = 3m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (0m away from SSSI)
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (0m away from LWS)

1. Site Information		
Number (linked to GIS database)	HO3-254	
Site name/address	Granada House, Lower Stone Street, Maidstone, ME15 6JP	
Site area (ha)	0.15 ha	
Approximate yield	4.5 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>Granada House is located on the eastern side of and at the southern end of Gabriels Hill/Lower Stone Street.</p> <p>It is within the Maidstone Centre Conservation Area.</p> <p>It appears to date from the 1920s/1930s and is storeys in height with a flat roof fronting Gabriels Hill.</p> <p>Access to the upper floors is from a cul-de-sac on the south side of the building adjacent to the Gala Bingo Hall</p> <p>At first floor level it becomes apparent that the first and second floors do not extend across the whole width of the building as there is a large flat-roofed area at first floor level. Immediately to the west is tall brick outside wall of The Mall Chequers shopping centre which dominates the rear aspect of the building.</p> <p>The west side of Lower Stone Street comprises a variety of uses. The buildings at 2-8 Lower Stone Street form a group and are Grade II listed.</p> <p>The ground floor of Granada House incorporates retail units some of which are vacant and the upper two floors a total of 20 flats.</p> <p>The River Len flows in a culvert under the building.</p>	
Current use	Retail and other uses, ground floor with residential above	
Adjacent uses	A1, A2, A3, A5, Bingo Hall, Private club	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>	G = Within the Maidstone Urban Area or a rural service centre

	G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 248m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 857m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 691m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 145m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 757m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 536m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 128m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 257m from local service centre and 31m from employment sites
Will allocation of the site result in loss of employment	R = Allocation will lead to significant loss of employment	A = Allocation will lead to some small scale loss of retail

land/space?	land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	space
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 117m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 594m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 104m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (5m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (0m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (0m away)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness	G = Not within or adjacent to the Green Belt

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Flood risk zone 3b A = Flood risk zone 2 or 3a
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted A = Exception test is required
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage

	G = No likely impacts identified at this stage	
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1. Site Information		
Number (linked to GIS database)	HO3-255	
Site name/address	Land at Bottle Screw Hill, Boughton Monchelsea	
Site area (ha)	2.12	
Approximate yield	63 (DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the west side of Bottlescrew Hill/Boughton Lane, to the west of Rock House and to the east of Boughton Manor .</p> <p>The majority of the site is regularly maintained grazing land used to accommodate horse grazing. There is a shelter/stable building in one corner of the field NW of the boundary with Rock House.</p> <p>The northern site boundary abuts the drive to Boughton Manor and is not screened being marked by a post and rail fence. There are some mature trees outside the site that run along the driveway to the house to the west.</p> <p>The southern/western site are of the site is predominantly wooded as is the south east corner. The land in this area falls steeply being the northern side of a river valley. It is bounded by PROW KM101</p>	
Current use	Woodland and grazing	
Adjacent uses	Residential, agriculture and woodland	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1065m medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 779m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 645m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 681m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 329m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = Site is 469m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1184m from local service centre A = 1816m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 561m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3432m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1350m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 62% Grade 3a, 21% Grade 3b (1.7 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land	R = Does not include previously developed land

	<p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (37m away)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (0m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (0m away)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A detailed assessment of 'landscape capacity 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? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>accommodate change</i> was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-256	
Site name/address	Land North of Heath Road, Coxheath ('Older's Field')	
Site area (ha)	2.15	
Approximate yield	64.5 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>Site located immediately to the west of the edge of the village envelope of Coxheath. It is on the north side of the B2163 Heath Road. The land falls gently towards the north.</p> <p>Currently, the site is comprised largely of sweet chestnut woodland with heathland plants such as Broom taking hold, along with Sweet Chestnut/Silver Birch trees on previously more open areas. In the centre of the area is an open grassed area beyond a bund feature.</p> <p>The established woodland is not being managed as coppice woodland.</p> <p>From throughout much of the indicated area, the dwellings at Whitebeam Drive/Lynden Road and Wakehurst Close to the east are visible; there is a harsh edge to the village. The majority of this boundary is close-boarded fencing and the houses are on slightly higher land than much of the site. Boundary edge used for dumping of household garden waste in some cases. Approximately half way into the site, to the west, the dwellings at Adbert Drive/Fairhurst Drive are visible. These were built on the site of a former scrap metal yard.</p> <p>The north east corner of the indicated area bounds an existing playing field marked out as football pitches accessed from Lynden Road which is fenced by steel palisade fencing.</p> <p>The whole area is criss-crossed by a network of informal paths running north-south and east-west through the woodland and scrub.</p> <p>PROW KM46 runs along the western side of the site from Heath Road towards Pleasant Valley Lane which is also a PROW (KM44) but which is surfaced and serves a number of dwellings and also grazing land.</p> <p>There is very little evidence on the ground of the development certified to have commenced under the 1999 CLD, save evidence of kerb lines also largely now overgrown.</p>	
Current use	Open area and woodland used for informal recreation and dog-walking	
Adjacent uses	Residential along almost entire eastern boundary and adjacent to NW corner. Public open space (NE corner)	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to	G = Within the Maidstone Urban Area or a rural service centre

	services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 482m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 1960m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 482m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 440m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = <1.2km
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = <300m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service	R = >2400m A = 1600-2400m	G = 397m from local service centre R = 2671m from employment sites

centre?)	G = <1600m	
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 131m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2044m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3823m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Not in agricultural use. Site assessed in 1996 as of little or no agricultural value.
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW	A = <400m from an AW/ASNW (site 10m from AW/ASNW)

	G = >400m	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-257	
Site name/address	Land to the North of Langley	
Site area (ha)	11.04	
Approximate yield	331 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located between Back Street and the B2163 Upper Street. It is predominantly within Leeds Parish but the southernmost portion lies within Langley Parish. It is a generally level site.</p> <p>It is currently in agricultural use and has a Maize crop growing on it.</p> <p>There is a tall hedge along Back Street and also along Upper Street except in the south east corner adjacent to Burgess Cottages.</p> <p>Midway along the Upper Street frontage two dwellings Hyland Barn and Burnt Barn Farm are situated. Burnt Barn Farm is a listed building (Grade II).</p> <p>The site extends northwards as far as the southern boundary of Ledian Farm, incorporating the field immediately to the west of Burgess Hall Drive.</p> <p>The Site provides a visual and physical break between Langley Heath and Leeds village.</p>	
Current use	Agriculture	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	R = >800m	R = 2508m from medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3 900m A = 1600-3900m G = <1600m;	R = 4321m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 878m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2341m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 283m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 133m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 125m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 2581m from local service centre A = 1938m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	G = Allocation will not lead to the loss of employment land/space	
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 111m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2894m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2318m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Site is entirely agricultural land. Land in vicinity has been surveyed as Grade 1 2 and 3 (west of Ledian

		Farm)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (21m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (1m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness	G = Not within or adjacent to the Green Belt

	G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 272m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage

	G = No likely impacts identified at this stage	
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1. Site Information	
Number (linked to GIS database)	HO3-258
Site name/address	Land to the West of Young and Partners, Plough Wents Road, Langley, ME17 3LU
Site area (ha)	2.27
Approximate yield	68 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is located on the north side of the B2163 Plough Wents Road. It lies immediately to the west of the Young & Partners car sales centre located at the junction of the B2163 and the A274 at Plough/Five Wents (NW corner of the junction). The site is some 70m west of this junction.</p> <p>The site is bounded on three sides (S, W and N) by tall mature hedging. The section of the eastern boundary that fronts the A274 is fenced with a post and wire fence and is set back from the highway by a wide verge that is planted with a number of trees. The section of the eastern boundary that coincides with the Young & Partners site is fenced.</p> <p>Land levels fall south to north across the site by approximately 4m. The site is in arable use and a cereal crop has recently been harvested.</p> <p>Plough/Five Wents is a cluster of development situated as the name suggests, where five roads meet. There is a Public House (The Plough) at the NE of the junction. Just to the south of the junction, is a further cluster of dwellings, a petrol station/car sales site and business estate.</p>
Current use	Agriculture
Adjacent uses	Car Sales to the east, agriculture to the west. One or two dwellings to south/south east/south west on the opposite side of the B2163 to the site. Paddock area to the north

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP	R = >800m	R = 1373m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 4133m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1373m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1038m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 690m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 734m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 361m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2299m from local service centre and 1716m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 146m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4949m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2037m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >4km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

		77 % Grade 3a, 23% Grade 3b (2.3 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

Green Belt designation?	purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 567m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
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1. Site Information	
Number (linked to GIS database)	HO3-259
Site name/address	Land at Henhurst Farm, Staplehurst
Site area (ha)	22.3 ha
Approximate yield	300
Proposed no. of pitches	N/A
Site description	<p>This is a large site extending to 22.3ha in area and is predominantly in agricultural use. It immediately adjoins the designated Rural Service Centre of Staplehurst and its current settlement boundary as defined in the MBWLP 2000.</p> <p>The land comprises large open fields of varying sizes generally separated by hedgerows/trees. Midway along the western boundary adjacent to PROW KM313 (and outside the site) lies a substantial stand of trees with a pond at a significantly lower level than the surrounding land at its centre.</p> <p>Running through the centre of the site is a dry valley with the landform rising to the NE and W. To the North East, the land levels within Staplehurst village rise to in excess of 40m in the vicinity of the Parish Church, similarly to the W land levels rise more steeply again to over 40m. Land levels within the majority of the centre area of the site are between 25m and 30m.</p> <p>From the highest part of the site which is located closest to its western boundary north of the buildings at Henhurst Farm (35m+) there are clear views across the site from PROW (KM313) towards the village centre and the tower of the Parish Church is prominent in these views.</p> <p>The properties in McCabe Close and Bell Lane that back onto the site have clear views across it and are generally located on higher ground than the adjacent farmland.</p> <p>The NW corner of the site encircles the 'Oliver Road' development site where works to construct 53 units (by the proposers of this site, Taylor Wimpey) has recently commenced. This development contains open space and ecological mitigation areas the southernmost of which, the proposed site borders on two sides.</p> <p>The site's boundary with Bathurst Road is formed by a PROW and a woodland belt there is a pond at the southern end of the woodland.</p> <p>To the SW of 67 Bell Lane (which bounds the site) and within the site is a further stand of trees with a pond at its centre. This is surrounded by cultivated land.</p>
Current use	Agricultural
Adjacent uses	Residential and agricultural

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = 281m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 7790m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	G = 299m from primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = 329m from post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p>A = >1.2km</p> <p>G = <1.2km</p>	G = 228m outdoor sports facility
How far is the site from the nearest children's play space?	<p>A = >300m from 'neighbourhood' children's play space</p> <p>G = <300m</p>	G = 272m from 'neighbourhood' children's play space

How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 291m from local service centre and 651 from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 60m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1050m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8687m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact

Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 92% Grade 3b (22 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (165m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists	A = Within an area where significant archaeological features are present, or it is predicted that such features	A = Within an area where significant archaeological features are present, or it is predicted that such features

for archaeological features to be discovered in the future?	could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the	R = Development should not be permitted A = Exception test is required	G = Development is appropriate

NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	G = Development is appropriate	
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 389m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (142m from Local Nature Reserve)

1. Site Information		
Number (linked to GIS database)	HO3-260	
Site name/address	Land to the North of Henhurst Farm, Staplehurst	
Site area (ha)	8.8 ha	
Approximate yield	120	
Proposed no. of pitches	N/A	
Site description	<p>This is a relatively large site extending to 8.8ha in area and is predominantly in agricultural use. It immediately adjoins the designated Rural Service Centre of Staplehurst and its current settlement boundary as defined in the MBWLP 2000. It forms part of a larger area of land also proposed under H03-259.</p> <p>The land comprises large open fields of varying sizes generally separated by hedgerows/trees. South of the site along PROW KM313 on higher ground 35m -40m there are good longer distance views of the site and the are currently being developed for housing to the S of Oliver Road.</p> <p>Running through the centre of the site is a dry valley with the landform rising to the NE and W. To the North East, the land levels within Staplehurst village rise to in excess of 40m in the vicinity of the Parish Church, similarly to the W land levels rise more steeply again to over 40m. Land levels within the majority of the centre area of the site are between 25m and 30m.</p> <p>The properties in Bell Lane that back onto the site have clear views across it and are generally located on higher ground than the adjacent farmland.</p> <p>The NW corner of the site encircles the 'Oliver Road' development site where works to construct 53 units (by the proposers of this site, Taylor Wimpey) has recently commenced. This development contains open space and ecological mitigation areas the southernmost of which, the proposed site borders on two sides.</p> <p>The site's boundary with Bathurst Road is formed by a PROW and a woodland belt there is a pond at the southern end of the woodland.</p> <p>To the SW of 67 Bell Lane (which bounds the site) and within the site is a further stand of trees with a pond at its centre. This is surrounded by cultivated land.</p>	
Current use	Agriculture	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services

	services even if other sites were allocated A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	G = 281m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7790m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 299m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 329m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 228m outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 272m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision	R = >2400m	G = Site is 291m from local service centre and 651 from employment sites

(i.e. employment sites or the nearest local service centre?)	A = 1600-2400m G = <1600m	
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 60m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1050m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8687m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>92% Grade 3b (22 hectares)</p>
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	<p>R = Does not include previously developed land</p>

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (165m away)</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p>

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely</p>
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	<p>G = Not within or adjacent to the Green Belt</p>
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>Low</p> <p><i>*the northern part of this area has been identified as capable of some development</i></p>

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	

Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 389m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (142m from Local Nature Reserve)

1. Site Information	
Number (linked to GIS database)	HO3-261
Site name/address	Land at Tong Farm between Mill Bank (A274) and Ulcombe Road Headcorn
Site area (ha)	57 ha
Approximate yield	150
Proposed no. of pitches	N/A
Site description	<p>Arable farmland relatively level and flat. Large fields marked by tree and hedge boundaries. Two footpaths cross the site</p> <p>Hazelpits Farm is located to the east of the site. The land surrounding this farmstead is heavily treed and has a number of ponds within its curtilage. The farmhouse is Grade 2 listed.</p> <p>The Barn at 108 Mill Bank sited adjacent to the A274 and adjacent the NW corner of the site is also listed Grade 2.</p> <p>Headcorn Bowls club is also located adjacent to the NW corner of the site.</p> <p>To the south is the area allocated under Policy H1(39) of the Reg.18 consultation draft of the Maidstone Local Plan for residential development.</p>
Current use	Agriculture
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 958m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 9273m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 436m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 721m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = within/ adjacent to outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 308m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = within/ adjacent to accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 575m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 379m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1021m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8097m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >400m from AW/ASNW (1850m from AW/ ASNW)
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-262	
Site name/address	Land at Tong Farm between Mill Bank (A274) and Ulcombe Road, Headcorn	
Site area (ha)	2.3 ha	
Approximate yield	50	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises an open area of land to the east of the existing dwellings fronting Mill Bank (A274) Headcorn. It appears to be associated with and under the control of the occupiers of 44 Mill Bank, which is outside the indicated area just to the SW.</p> <p>It is triangular/'cheese-wedge' shaped. It is currently grassed and is bounded to the north, east and south-east by hedgerows. The boundary to the rear gardens of properties in Mill Bank are partially hedgerow and partially fenced.</p> <p>There is a gentle rise to the southeast along the A274 and land adjoining towards the centre of Headcorn village.</p> <p>Land to the east and north is in agricultural use.</p>	
Current use	Grassed field with pond in centre	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1029m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = 9390m from secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 368m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 635m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 67m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 368m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 67m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 471m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 515m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 985m train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8235m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (40m from nearest listed building)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	H03-263	
Site name/address	Keepers Farm, Old Ham Lane, Lenham, Kent, ME17 2LT	
Site area (ha)	6	
Approximate yield	180	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west side of Old Ham Lane it is approximately 355m north of its junction with Sandway Road and 1km south of its junction with Ham Lane.</p> <p>The site comprises a Grade II listed farmhouse with outbuildings and a manege to the rear. It is adjoined to the north and south by fields used for horse grazing.</p> <p>To the north of the site adjoining the northern boundary lies Baldock Wood which is designated Ancient Woodland.</p> <p>To the south is a former sand pit which is bisected by HS1.</p> <p>The paddock/grazing land is generally on a higher level than Old Ham Lane and Sandway Road to the south west.</p> <p>The land rises to the west from Old Ham Lane and to the rear of the manege and outbuildings before falling again to the west and southwards towards Sandway Road and the edge of the sand pit.</p>	
Current use	Residential and equestrian	
Adjacent uses	Abandoned sand pit to S agriculture and equestrian uses to W and E. Woodland (Ancient Woodland) to N	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>R = 1458m medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1072m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 867m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1554m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 751m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 750m 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 35m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1489m from local service centre and 523m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 765m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 769m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9059m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

most versatile agricultural land?	G = Does not include 1, 2 or 3 agricultural land	8% Grade 2, 35% Grade 3a, 49% Grade 3b (3.3 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (0m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (182m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the	G = Not within or adjacent to the Green Belt

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

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 130m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist
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1. Site Information		
Number (linked to GIS database)	HO3-264 (includes part of MX-12) from previous SHLAA 2013	
Site name/address	Land South of Ashford Road, Tanyard Farm, Lenham	
Site area (ha)	14.5 in total - initial potential of 11ha	
Approximate yield	330	
Proposed no. of pitches	N/A	
Site description	<p>The parcel of land nearest Old Ashford Road and Tanyard farmhouse has already been assessed in the previous SHLAA (site ref MX-12).</p> <p>The site now submitted includes an additional large parcel of land further south of Tanyard Farmhouse, which extends as far south as the London-Ashford railway line and to the west almost half way towards Old School Close on the edge of the village development boundary.</p> <p>This additional parcel of land is relatively flat, rectangular in shape, and is used for crop production. There are intermittent views to the west across the site towards Old School Close but in general the site is well screened by mature trees and hedges and is not easily visible from the south, or from Pilgrims Way in the North Downs. It is possible to see parts of this site from the Downs but it must be noted that any development here would have the emerging local plan allocation (H1-29 – large field to the east of the village hall) in the foreground.</p> <p>Both the new parcel of land to the south and the part to the north, which was assessed as MX-12, are in close proximity to Tanyard farmhouse, a Grade II listed building. The farm house and several ancillary farm buildings are not included in the site but are very close to western boundary of the MX-12 part.</p>	
Current use	Agriculture/pasture	
Adjacent uses	Individual residential properties to the west and east. Aside from the buildings associated with Tanyard Farm to the west and south west, elsewhere the site is adjoined by agricultural fields and the London-Ashford railway line borders the southernmost boundary.	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	G = 281m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 775m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 431m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 289m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 448m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 502m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 20m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 268m from local service centre G = 135m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 207m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 726m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 10894m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>5% Grade 2, 11% Grade 3a, 82% Grade 3b (14 hectares)</p>
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	<p>R = Does not include previously developed land</p>

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts (20m)</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. (145m away)</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p>

Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p>
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	<p>G = Not within or adjacent to the Green Belt</p>
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>Low</p>
<h3>SA Topic: Flood Risk</h3>		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	<p>G = Flood risk zone 1</p>
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	<p>G = Development is appropriate</p>
<h3>SA Topic: Biodiversity and Green Infrastructure</h3>		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural	<p>R = Includes AW/ASNW</p>	<p>A = <400m from an AW/ASNW</p>

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

1. Site Information		
Number (linked to GIS database)	HO3-265	
Site name/address	Land at Belmont, New Road, Langley	
Site area (ha)	0.9	
Approximate yield	15-20	
Proposed no. of pitches	N/A	
Site description	<p>The site is located immediately to the NW of the junction between New Road and the A274 Sutton Road.</p> <p>It comprises a substantial dwelling and a separate dwelling, The Bothy, set in well maintained and landscaped grounds with a number of mature trees in and around the site. Access is from a driveway that also serves Rumwood Oast and Rumwood Cottage off New Road some 93m north of the Sutton Road junction.</p> <p>Approximately 50m to the north west of the site is Rumwood Court. This has a substantial curtilage and landscaped grounds associated with it. Rumwood Court is a Grade II listed building that was converted into 7 residential units in the early 1970s.</p> <p>The eastern and southern boundaries to New Road and Sutton Road are enclosed by trees and mature hedgerows.</p> <p>The garden and the property have a secluded nature and feel.</p> <p>The site is level.</p>	
Current use	Residential and associated garden	
Adjacent uses	Residential to the North, West and South and garden centre/nursery to East	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	R = >800m	R = 1871m from medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 3170m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1502m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1420m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 447m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1157m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 75m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1381m from local service centre and 728 from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 329m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3909m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1099m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >3km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land This is garden land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	A = Partially within previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (47m away)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >900m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-266
Site name/address	Land off West Street, Harrietsham
Site area (ha)	3.5
Approximate yield	100
Proposed no. of pitches	N/A
Site description	<p>This is a large site in the setting of the Kent Downs AONB, outside Harrietsham's village boundary. The topography of the site would make development difficult as a lot of cut and fill would be required.</p> <p>The site is not clearly visible from West Street because of a strong hedgerow and the fact that it is approx 1.5m higher than road level. It rises gradually from West Street until it reaches the rear of the primary school where it then drops steeply into a valley which contains an area that is used for schooling horses. The land then rises again to follow the scarp slope of the north downs. The London-Ashford rail line is visible on a steep embankment just north of the site.</p> <p>The site shares a boundary with Harrietsham Primary school immediately to the east and south, and is well screened from the school. To the rear of the primary school, the site opens up considerably and there are clear views of the north downs and the open countryside. The site is very rural in character in this area. However, land to the east and north east is allocated in the draft local plan and is currently the subject of a planning application.</p> <p>The western boundary of the site comprises dense woodland. There are two large detached properties near the western boundary but they are well screened by the woodland. The parcel of land nearest the primary school and fronting west street is used for grazing horses and also has a number of equestrian related sheds.</p> <p>Opposite the site on West Street is a new residential development of 80 dwellings (two storey semi-detached for the most part) which is currently under construction.</p> <p>There are a number of public footpaths cutting through or running adjacent to the site, most notable from West Street through the site from the south east to north west corner and to the rear of the primary school.</p> <p>There is no public footpath at the site's frontage on West Street but there is a newly built footpath opposite the site for the 'Hook Lane' development which is being built at present.</p>
Current use	Land is used for schooling of horses
Adjacent uses	Woodland/ Primary school/open countryside/residential

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1037m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	A = 3148m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	G = 408m from primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 520m from post office

Accessibility to outdoor facilities and greenspace:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p>A = >1.2km</p> <p>G = <1.2km</p>	G = 980m from outdoor sports facility
How far is the site from the nearest children's play space?	<p>A = >300m from 'neighbourhood' children's play space</p> <p>G = <300m</p>	A = 1126m from 'neighbourhood' children's play space

How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 191m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 421m from employment sites R = 3636m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 493m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 489m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7128m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact

Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.

	future. N = No information available at this stage	
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	A = Site abuts AONB boundary which is the north side of the railway line
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is >1000m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-267	
Site name/address	Land West of South Lane	
Site area (ha)	3 ha	
Approximate yield	90 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the north of The Harbour off South Lane Sutton Valence.</p> <p>The land rises to the north as it is located on the scarp slope of the Greensand Ridge albeit close to its foot. A stream crosses the centre section of the site from NW to SE and as a result there is a slight valley in the middle of the northern half of the site. The southern half of the site comprises well-used allotments and a football pitch (with a pronounced slope) and a childrens' play area. The NW corner of the site above the allotments is overgrown. The NE corner identified on the OS maps as allotment gardens is in fact in use as a paddock for horse grazing.</p> <p>The SE and South and part of the eastern boundary back onto the rear gardens of existing dwellings, marked to the SE and S by hedgerows and trees.</p> <p>The buildings at Southfield stables are visible to the north as is the higher part of the village and Sutton Valence School</p>	
Current use	Paddock, playing field and allotments	
Adjacent uses	Residential and equestrian	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 267m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5668m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 641m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 550m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 601m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 0m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = Site is 4071m from local service centre and 3328m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 110m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4832m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3889m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (165m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is >1000m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	H03-269	
Site name/address	Tovile Working Men's Club	
Site area (ha)	Not Specified (approx 0.47ha measured on Swiftmap)	
Approximate yield	14.1	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the south side of Tovil Hill, with an access some 20m west of its junction with Church Road.</p> <p>The proposed site comprises a bowling green (+ pavilion and storage shed) and some petanque courts.</p> <p>The site rises from Tovil Hill with the bowling green on a plateau above the car park roughly level with the existing Working Mens' Club building.</p> <p>To the north of the bowling green is a two-storey nursing/care home, to the east the car park to the Masonic Club and to the south, the main working mens' club building which is part two/part single-storey.</p> <p>To the west of the site is the garden and land associated with the Royal Paper Mill PH which fronts Tovil Hill opposite Church Street.</p> <p>To the north of the petanque courts on the opposite side of Tovil Hill are residential properties. The boundary to Tovil Hill is formed by a ragstone wall</p> <p>There are three mature trees within the site on the western boundary of the petanque court. The Bowling green is currently surrounded by a dense tall hedge on its western, northern and eastern sides.</p>	
Current use	Bowling green and petanque court, vehicular and pedestrian access to site.	
Adjacent uses	Nursing/Care home, Masonic Centre, Public House, dwellings	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>	G = Within the Maidstone Urban Area or a rural service centre

	G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 733m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1128m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 281m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 113m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 0m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 98m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 829m from local service centre and 302m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

	A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 75m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 769m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 958m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	R = Within or adjacent to an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land

Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (29m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (199m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (95m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt

<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	<p>No data</p>

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = 622m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-269	
Site name/address	Land West of Gandy's Lane, Boughton Monchelsea	
Site area (ha)	1.31	
Approximate yield	39.3 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>This is a flat, rectangular area of predominantly woodland adjacent to Boughton Monchelsea village. The site abuts the rear gardens of residential properties on Heath Road, to the south, and Gandy's Lane, to the east. The northern boundary of the site abuts an open field which stretches north to Green Lane, and the western boundary abuts an open field on Heath Road and the rear of properties on Lewis Court Drive.</p> <p>The site is very well contained, with strong boundaries of mature trees on all sides and access to the site is difficult because it is heavily wooded. The access proposed is taken from Gandy's Lane and is quite narrow, running very close to existing residential properties.</p>	
Current use	Woodland	
Adjacent uses	Residential/agriculture	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1254m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>G = 1340m from secondary school</p>

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 228m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 333m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 429m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 431m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 136m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1146m from employment areas and 1894m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 174m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5563m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1733m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

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

1. Site Information		
Number (linked to GIS database)	HO3-270	
Site name/address	Bentletts Scrap Yard, Laddingford	
Site area (ha)	15	
Approximate yield	25-30	
Proposed no. of pitches	N/A	
Site description	<p>The site is located in open countryside outside a defined settlement.</p> <p>It is on the west side of Claygate Road opposite its junction with Jarmons Lane.</p> <p>The land is currently predominantly used as a commercial vehicle scrapyard. At the site entrance close to Claygate Road is a dwelling 'The Pest House' a Grade II listed building.</p> <p>The northern site boundary is well screened by existing trees, although there are some gaps through which the vehicles can be seen. Clearly the screening will be less effective in winter months. There are a number of ponds adjacent to the northern boundary.</p> <p>There are three other dwellings located to the SE of the Pest House that front Claygate Road and whose rear gardens back onto the site.</p> <p>Wolsey Place, Wolsey Barn (Grade II), Wolsey Cottage and Wolsey Oast are located across the adjacent field approximately 125m for the site boundary.</p> <p>The land is low lying and relatively level.</p>	
Current use	Scrapyard for commercial vehicles dwelling to front	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 2813m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6513m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1417m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2904m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2476m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1415m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 205m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4891m from local service centre and 2916m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space	A = Allocation will lead to some small scale loss of employment land/space.

	G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 1097m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2231m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9235m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >8km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	G = Site is a scrap yard almost 100% PDL

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (0m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 2000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-271	
Site name/address	Land South of Cripple Street, Loose, Maidstone	
Site area (ha)	2.5 ha	
Approximate yield	75	
Proposed no. of pitches	N/A	
Site description	<p>The site is located in open countryside adjacent to Maidstone's urban boundary on Cripple Street, immediately west of the residential developments on Westwood Road and Sheppey Road.</p> <p>The site is a rectangular parcel of land, with its eastern boundary comprising residential properties (2-storey semi detached) on the aforementioned housing estates.</p> <p>The site comprises rough grassland with established intermittent tree and hedge boundaries to the north and south, allowing intermittent but clear views into the site, particularly from Cripple Street.</p> <p>The site slopes gently away from the urban boundary towards the loose valley and is in close proximity to the Loose Valley Conservation Area.</p>	
Current use	Equestrian use	
Adjacent uses	Residential, open countryside, conservation area	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = 380m from medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 998m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 791m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 920m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 114m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 679m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 112m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 293m from local service centre and 712m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 352m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1977m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 913m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
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Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>38% Grade 1, 31% Grade 2, 31% Grade 3a (3 hectares in total)</p>
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	R = Does not include previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (100m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely

	and/or negative impacts on the AONB are unlikely.	
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW

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

1. Site Information	
Number (linked to GIS database)	HO3-272
Site name/address	Homewood Orchard, Farleigh Lane, Barming
Site area (ha)	4.38 ha
Approximate yield	131
Proposed no. of pitches	N/A
Site description	<p>The site is located to the south of the urban boundary and lies within the Medway Valley.</p> <p>The site has a sloping topography with the land sloping southwards towards the river Medway. The land is bordered by an unmanaged former orchard to the north (also a SHLAA submission), and Farleigh Lane to the west, where the boundary comprises a post and wire fence, which allows very good views across the valley in places. The southernmost part of the site is bounded by an orchard and the entire eastern boundary abuts land in agricultural use for crop production.</p> <p>Due to the Valley location of the site, significant views across the valley are possible with the proposed site visible from much of the East Farleigh valley area, particularly Lower Road and Forge Lane. The site is very much part of the rural character of this area.</p> <p>The site itself consists of a number of buildings to the north, which are in use as nursery buildings, store rooms etc as part of the garden centre. There is also a bungalow (Homewood Orchard Farmhouse) on the site, nearer to Farleigh Lane to the north of the nursery buildings. The part of the site south of the nursery buildings comprises an orchard (to the east) and a pony paddock (to the west, along Farleigh Lane).</p>
Current use	Agricultural land/Orchard/ Garden Centre
Adjacent uses	Orchards/Agricultural land

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP	R = >800m	A = 786m medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 1378m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 564m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 882m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 324m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 625m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 295m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 780m from local service centre and 1424m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	A = Allocation could lead to some small scale loss of employment land/space.

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 255m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 294m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1594m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	R = Within or adjacent to an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 28% Grade 2, 57% Grade 3a (3.95 hectares)

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

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information		
Number (linked to GIS database)	HO3-273	
Site name/address	Land Adjacent Ivans Field, Warmlake Road, Chart Sutton, Maidstone, Kent	
Site area (ha)	1	
Approximate yield	30 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises part of an open field located immediately to the east of the currently defined limit of Chart Sutton village (MBWLP 2000).</p> <p>It is bounded to the west by the rear gardens of properties in Chart Corner, the boundaries of which are marked by a hedgerow and trees. To the north the site bounds Plough Wents Road (B2163) and the boundary is demarcated by a hedge.</p> <p>It is bounded immediately to the south by Ivan's Field, a development of 8 'local needs' housing units constructed following a permission granted in October 2005. This development is accessed from Warmlake Road (C83). The boundary with the field is formed by a hedge and post and rail fence. There is gated access to the site from within the turning head at Ivan's Field</p> <p>The eastern site boundary is not currently demarcated on the ground.</p> <p>The land is relatively level.</p>	
Current use	Open agricultural field	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	<p>R = 1496m from medical/GP service</p>

	G = <400m	
How far is the site from the nearest secondary school?	R = >3 900m A = 1600-3900m G = <1600m;	A = 3694m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1496m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 86m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 281m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 280m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 59m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1259m from employment sites A = 2006m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 86m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5651m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1844m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >4km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	R = Does not include previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-274	
Site name/address	Duckhurst Farmyard, Clapper Lane	
Site area (ha)	2.76	
Approximate yield	Indicative layout proposes 12 new units + the oast (which has permission for conversion) and the retention of an existing mobile home as well as the farmhouse and converted barn and its annexe	
Proposed no. of pitches	N/A	
Site description	<p>Site located on north side of Tonbridge/Ashford railway line and west side of Clapper Lane Site comprises a number of stable buildings used for commercial livery and a large indoor riding school used for training and jumping events. To the west of the main complex of buildings is a motocross track</p> <p>There is a converted barn and stables (annex to the barn) to the south of the site entrance adjacent to Clapper Lane. These are in separate ownership. As is the farmhouse on the north side of the site access. A former oast and barn to west of farmhouse close to the livery stables have consent for conversion to two dwellings</p> <p>Site screened by woodland (LWS) to the south and also by the railway-line.</p> <p>The surrounding area has a number of uses (sporadic residential development, equestrian facilities, sports ground and gypsy and traveller sites) close by. This gives an incoherent character</p> <p>Field pattern small/intimate with intervening hedges and tree groups</p> <p>No long distance views due to this.</p>	
Current use	<p>Site comprises a number of stable buildings used for commercial livery and a large indoor riding school used for training and jumping events. Motocross track to west of site.</p> <p>Mobile homes used for staff accommodation on site</p>	
Adjacent uses	Residential and equestrian	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

	service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1527m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6458m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1429m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1673m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 34m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 798m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1543m from local service centre and 351m from employment sites

Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 784m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 767m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7353m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	
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Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (4m away).
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt

Green Belt designation?	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	A = Potential impacts identified by County Council

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	Ecologist (adjacent/ within a Local Wildlife Site)
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1. Site Information		
Number (linked to GIS database)	HO3-275	
Site name/address	Land at Baldwins Farm, North of Marden Road, Staplehurst, Kent	
Site area (ha)	4 ha	
Approximate yield	120 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the north side of the C68 Marden Rd. It comprises a detached dwelling located adjacent to the highway with a number of farm and stables building to the rear (N) of the dwelling set in a yard area. There is an element of open storage of plant and machinery in parts of the yard particularly in the SW corner.</p> <p>Beyond the buildings and yard the site is predominantly a series of grassed fields. There are strong planted tree and hedgerow boundaries to the site. There are two hedge/tree lines within the outlined area running north-south and a number of sporadic trees within the open field.</p> <p>There is a pond to the east of the house and other ponds to the W and NW.</p> <p>The NW boundary abuts a designated LWS (Field Meadow).</p> <p>The site is relatively level with no discernible rise or fall in levels across the site.</p>	
Current use	Dwelling and agriculture (the land is currently being grazed by a small herd of cows through an arrangement with the landowner)	
Adjacent uses	Agriculture and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	R = 842m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 7066m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 766m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 997m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 394m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 310m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 875m from local service centre and 88m from the nearest employment centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 599m bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 606m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8037m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 65.5% Grade 3b (4.1 hectares)

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

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (LWS 0m away)

1. Site Information	
Number (linked to GIS database)	HO3-276
Site name/address	Cheveny Farm, Vicarage Road, Yalding
Site area (ha)	4.85
Approximate yield	145 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site comprises part of a large open field which until recently housed polytunnels but is now fallow.</p> <p>It is bounded to the north by PROW KM192A which runs NE from Mount Avenue to the west of the site towards Lughorse Lane to the north. The boundary with the site along the footpath is marked by a belt of mature trees and a hedgerow.</p> <p>The eastern boundary is undefined. To the south, on lower ground, are properties that front Vicarage Road. To the west, the site bounds an area of woodland.</p> <p>To the SE of the larger field (beyond the site boundary) is Long Shaw a narrow strip of designated Ancient Woodland</p> <p>As indicated, the site has no boundary with a highway.</p>
Current use	Fallow agricultural land
Adjacent uses	Woodland and agriculture and residential to south

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 767m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 5180m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 264m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = Site is 588m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 287m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 329m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 1m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1392 from employment sites R = 3660 from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 468m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1833m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6341m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >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	
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Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>17% Grade 2, 55% Grade 3a, 28% Grade 3b (5.5hectares)</p>
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	<p>R = Does not include previously developed land</p>
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM</p>
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts. (16m away)</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	<p>G = 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>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (133m away)</p>
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	<p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely</p>

Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
<p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p><i>*Based upon 2012 Landscape Character Assessment and officer comments</i></p>	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
<p>Capacity of the Landscape to accommodate change</p> <p><i>*Based upon Landscape Character Assessment 2014</i></p>	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = Site is >1000m from AW/ASNW

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

1. Site Information		
Number (linked to GIS database)	HO3-277	
Site name/address	Wardes Moat, Vicarage Road, Yalding	
Site area (ha)	3.6 ha	
Approximate yield	108	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the south side of Vicarage Road some 400m east of its junction with the B2010 Yalding Hill/High Street.</p> <p>It lies to the south of the vehicular access drive to Warde's Moat a Grade II listed building. Warde's Moat is located some 40m to the east of the site and is surrounded by a moat.</p> <p>The site comprises woodland which appears to have been planted in blocks. The site is relatively level</p> <p>To the west is the access track to the sports ground/cricket club and car park. This area lies adjacent to the SW corner of the site and bounds part of the site's southern boundary.</p> <p>There is a lodge to Warde's Moat located to the NW of the site.</p>	
Current use	Woodland	
Adjacent uses	Residential, agriculture/allotments and to SW playing fields	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	R = >800m	A = 531m from medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5418m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 209m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = Site is 396m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 1m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 31m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 1m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1155m from employment sites R = 3941m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 375m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1653m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6783m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	R = Does not include previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (27m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (193m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (0m away)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-278	
Site name/address	Moat Road, Headcorn	
Site area (ha)	1.655	
Approximate yield	49.65 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<ul style="list-style-type: none"> • The site is bounded to the south by a hedge along Moat Road with a gated access in its SE corner. • Further hedges bound the eastern and western boundaries. There is also a hedge on the northern boundary as well as a line of oak trees that are subject to TPO's (see below). • There is a single small derelict/vacant building and what appear to be the remains of cattle pens in the SE corner of the site • To the east of the site is a large electricity sub-station. • The land rises gently northwards away from Moat Road. • PROW KH590 runs along the northern boundary • Other than by the sub-station the site is surrounded by agricultural land • The site is some 250m west of the currently defined village boundary of Headcorn along Moat Road 	
Current use	Unmanaged agricultural land	
Adjacent uses	Agriculture and large electricity sub-station	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated (182m from the nearest centre)
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1312m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 9457m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 525m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 609m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 449m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 571m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 301m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 465m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 579m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1025m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 8451m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 100% Grade 3b (1.5 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	R = Does not include previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	R = Flood risk zone 3b A = Flood risk zone 2 or 3a
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	R = Development should not be permitted A = Exception test is required
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-279
Site name/address	Knoll House/Ransoms/Tower House, A229 Maidstone Road Staplehurst (two sites grouped in to one, agent aware)
Site area (ha)	2.8
Approximate yield	84 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>This submission relates to three dwellings and associated land. They have been submitted on the basis of assessment separately or as a whole.</p> <p>The sites are located on the west side of the A229 Maidstone Road. Tower House is located some 200m north of its junction with George Street and Knoll House/ Ransoms some 320m north of the same junction.</p> <p>Tower House is a semi-detached dwelling set back from the A229 with vehicular access to a garage and the land to the rear of the house running along the northern site boundary.</p> <p>The land to the rear is an open paddock currently used for the storage of a number of 4x4 and other vehicles. There is woodland to the south (subject to a TPO) and to the west (closer to the boundary with the Abbotsleigh Care Home that lies further west. There is currently good screening along the boundary with Knoll House</p> <p>The land rises very gently northwards but is slightly lower than the A229.</p> <p>Knoll House/Ransoms comprise a pair of semi-detached properties formed from a single house in the mid-1970s.</p> <p>These have a direct frontage and access with an in-out arrangement off the A229 Maidstone Road. They are sited some 70m approximately north of Tower House, with two dwellings intervening.</p> <p>The land associated with Knoll House does however adjoin that associated with Tower House as the amenity areas of the two intervening dwellings do not extend far back into the site.</p> <p>The site comprises amenity land as well as more wooded and overgrown land the further west into the site from A229 you are.</p> <p>A PROW runs along the northern boundary eventually reaching Clapper Lane.</p>
Current use	Residential
Adjacent uses	Residential and Nursing/Care Home for EMI
SA Topic: Community wellbeing	
Accessibility to existing centres and services:	

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1527m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3 900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6475m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	R = 1402m from primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1618m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p>A = >1.2km</p> <p>G = <1.2km</p>	G = 442m from outdoor sports facility
How far is the site from the nearest children's play space?	<p>A = >300m from 'neighbourhood' children's play space</p> <p>G = <300m</p>	A = 777m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p>A = >300m (ANGST)</p> <p>G = <300m</p>	G = 39m from accessible greenspace

SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1497 from local service centre and 395m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 345m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 335m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7151m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA	G = >9km of an AQMA

	G = >1km of an AQMA	
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	G = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	G = Entirely within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.

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

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	
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Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 2000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-280
Site name/address	Banky Meadow, north of Fauchons Lane, Bearsted
Site area (ha)	7.6 ha
Approximate yield	228 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>Site is located within the urban area of Maidstone and comprises part of Banky Meadow an attractive undeveloped valley, separating the built-up areas of Weaving Street and Bearsted, extending north-eastwards from Mote Park;</p> <p>Site is highly distinctive by virtue of its landform. A steep valley, the land descends down toward the railway then rises again to the north. it is characterised by rough grassland and clusters of mature trees it provide a large area of green space between Bearsted and Weaving Street/Grove Green and is a remnant of the countryside that once delineated Bearsted and Weaving Street from the town.</p>
Current use	Amenity Land
Adjacent uses	Residential

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 548m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	G = 1130m from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	G = 237m from primary school

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 548m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 581m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 116m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 382m from local service centre and 1080m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 1072m from bus stop
How far is the site from the nearest train station?	R = >800m	R = 1072m from train station

	A = 400 - 800m G = <400m	
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 146m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 63% Grade 3b (4.9 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building (5m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.

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

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 555m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist

1. Site Information		
Number (linked to GIS database)	HO3-281	
Site name/address	Land at rear of Peg Tile Cottage, Goudhurst Road, Marden	
Site area (ha)	1	
Approximate yield	30 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the west side of Goudhurst Road some 380m north of its junction with Plain Road/Sheephurst Lane.</p> <p>The site comprises a detached two-storey dwelling and associated land to its rear.</p> <p>It is adjoined to the north and south by existing dwellings and land to the west is in agricultural use as is the land opposite Peg Tile Cottage to the east side of Goudhurst Road.</p> <p>The site is relatively flat and level.</p>	
Current use	Residential and paddock	
Adjacent uses	Residential and agriculture	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1044m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 7465m from secondary school

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 853m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1185m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 801m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 756m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 371m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1155m from local service centre and 1083m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m	A = 406m from bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1182m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9817m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-282	
Site name/address	Land at Bell farm, Harrietsham	
Site area (ha)	1.6	
Approximate yield	50	
Proposed no. of pitches	N/A	
Site description	<p>The site lies to the rear of the existing properties on the south side of East Street, Harrietsham. It is contiguous with the proposed housing allocation on land south of Ashford Road within an overall area that extends to the railway to the south and agricultural land to the east.</p> <p>The site is adjacent to the East Street Conservation Area and the listed buildings in East Street but plays no role in the setting of these as it is divorced by the existing frontage dwellings and an existing tree screen on the eastern boundary of the site.</p> <p>There are clear views across the site towards the CTRL, which is screened from view by a landscape bund. There are also intermittent views of the rear of properties on East Street and Taylor Close, but for the most part the boundaries with adjacent properties are well defined.</p> <p>Immediately to the east of the site is a parcel of land, part of which is in the East Street Conservation Area, that was rejected in the previous SHLAA (2013) on grounds that whilst the site is well related to Harrietsham village, its development would be highly detrimental to the setting of the three listed buildings along its northern edge (including one Grade I building) and to the character and setting of the conservation area</p>	
Current use	Agricultural – crop production. Part of land to west is unmanaged grassland/scrub.	
Adjacent uses	Open space/allocated site in draft local plan/residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

	service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 514m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2297m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 252m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2846m from post office
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 314m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 452m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 37m from accessible greenspace
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 136m from employment sites R = 2798m from local service centre

Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	A = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010. G = Within or close to the 40% most deprived Super Output Areas within the country.	N/A
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 173m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 427m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7913m from cycle route
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (site 26m from nearest listed building)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely

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

SA Topic: Flood Risk

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

G = No likely impacts identified at this stage

Commentary, including potential mitigation/enhancement measures

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 a centre
- The site is a considerable distance from the nearest medical/ GP service (514m) and nearest secondary school (2297m)
- The site is a significant distance from the nearest post office (>800m)
- The site is >300m from the nearest children's play space
- The site is a significant distance from the nearest local service centre
- The site is a considerable distance from the nearest train station (427m) and a significant distance from the nearest cycle route (>800m)
- There is potential for adverse noise impacts
- The site is assessed as having a moderate sensitivity in the Landscape Character Assessment

1. Site Information	
Number (linked to GIS database)	HO3-282
Site name/address	Land at Bell farm, Harrietsham
Site area (ha)	1.6
Approximate yield	50
Proposed no. of pitches	N/A
Site description	<p>The site lies to the rear of the existing properties on the south side of East Street, Harrietsham. It is contiguous with the proposed housing allocation on land south of Ashford Road within an overall area that extends to the railway to the south and agricultural land to the east.</p> <p>The site is adjacent to the East Street Conservation Area and the listed buildings in East Street but plays no role in the setting of these as it is divorced by the existing frontage dwellings and an existing tree screen on the eastern boundary of the site.</p> <p>There are clear views across the site towards the CTRL, which is screened from view by a landscape bund. There are also intermittent views of the rear of properties on East Street and Taylor Close, but for the most part the boundaries with adjacent properties are well defined.</p> <p>Immediately to the east of the site is a parcel of land, part of which is in the East Street Conservation Area, that was rejected in the previous SHLAA (2013) on grounds that whilst the site is well related to Harrietsham village, its development would be highly detrimental to the setting of the three listed buildings along its northern edge (including one Grade I building) and to the character and setting of the conservation area</p>
Current use	Agricultural – crop production. Part of land to west is unmanaged grassland/scrub.
Adjacent uses	Open space/allocated site in draft local plan/residential

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to 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	R = >800m	A = 478m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2306m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 316m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 208m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 314m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 452m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 37m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 136m from employment sites R = 2798m from local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 173m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 427m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 7913m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 65% Grade 3a, 19% Grade 3b (1.2 hectares)
Will allocation of the site make use of previously	R = Does not include previously developed land	R = Does not include previously developed land

developed land?	<p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (site 26m from nearest listed building)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential	R = Likely adverse impact (taking into account scale,	A detailed assessment of 'landscape capacity 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? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	<i>accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	A = Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >400m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-283
Site name/address	Land at Lodge Road, Staplehurst
Site area (ha)	4.4 ha
Approximate yield	132
Proposed no. of pitches	N/A
Site description	
Current use	Open agricultural land and partially enclosed land to north of existing industrial estate
Adjacent uses	Agricultural and employment. Railway to north

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 960m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	R = 6820 from secondary school
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p> <p>G = <800m;</p>	A = 853m from primary school
How far is the site from the nearest post office?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1098m from post office

Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 49m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 204m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 32m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 966m from local service centre and 0m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	A = Site is partially within a designated employment site and also has an extant employment permission.
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 183m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 171m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m	R = 7679m from cycle route

	G = <400m	
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 64% Grade 3b (2.9 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.

Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (<i>see row below for the findings relating to this site</i>). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
<i>*Based upon 2012 Landscape Character Assessment and officer comments</i>		
Capacity of the Landscape to accommodate change	<p>R = Low</p> <p>A = Moderate</p>	High

*Based upon Landscape Character Assessment 2014		G = High	
SA Topic: Flood Risk			
Appraisal Question	Criteria	Answer/Evidence	
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1	
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate	
SA Topic: Biodiversity and Green Infrastructure			
Appraisal Question	Criteria	Answer/Evidence	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 2000+m from AW/ASNW	
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage	
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist (177m from the Local Wildlife Site)	

1. Site Information		
Number (linked to GIS database)	HO3-284	
Site name/address	Forsham House, Forsham Lane, Sutton Valence, Maidstone, Kent	
Site area (ha)	1.54 ha	
Approximate yield	25	
Proposed no. of pitches	N/A	
Site description	<ul style="list-style-type: none"> The site lies on the west side of the A274 Headcorn Road towards the foot of the scarp slope of the Greensand Ridge and to the south of Sutton Valence Village. As a consequence, there are glimpses of the existing house travelling southwards on the A274 from higher ground on Sutton Valence Hill The site amounts to approximately 1.54ha and is occupied by a single detached dwelling and a double garage serving the dwelling The house/garage are built on a level area close to the northern site boundary and the garden falls away to the south Immediately to the north beyond a line of trees is a gypsy/traveller site 'Somersby stables'. The site occupies higher land than Forsham Lane which runs along the east and southern boundaries. The boundary with Forsham Lane is provided by a hedgerow and trees and this area of the site adjacent to the boundary is overgrown. On the south side of Forsham Lane opposite the site's southern boundary is a further gypsy /traveller site (The Stables). This site is not visible from the proposed site due to the existing screening 	
Current use	Dwelling and garden	
Adjacent uses	Gypsy sites (x2), residential and agricultural	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	R = >800m	A = 556m from medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5659m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 887m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 780m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 833m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 78m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 29m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4202m from local service centre and 3448 from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 120m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4688m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4034 from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	A = Partially within previously developed land

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

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No Data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is >1800m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-285
Site name/address	Frith Cottage, Dean Street
Site area (ha)	0.2
Approximate yield	6 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is located on the west side of Dean Street some 500m north of its junction with Workhouse Lane.</p> <p>It is located to the north of Pewter Well, the northern half of the semi-detached pair of dwellings that includes Frith Cottage. It comprises paddock land</p> <p>It is bounded to the north by woodland in the curtilage of 'Deangate' (the property to the north) and to the east (along the highway) by trees and dense hedging that completely screen the site.</p> <p>There is a pond in the NE corner of the site bounded by trees.</p> <p>Dean Street falls northwards towards the Medway Valley</p>
Current use	Paddock
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1321m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	A = 2334m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 709m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1413m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1986m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 734m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 7m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = Site is 1360m from local service centre A = 1630m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	A = 473m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1280m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2997m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 14% Grade 2, 86% Grade 3a (<0.5 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

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

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 298m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-287	
Site name/address	Highlands Kennels, Chartway Street	
Site area (ha)	2.66	
Approximate yield	79 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The entrance to the site is located on the south side of Chartway Street some 50m east of the junction of Chartway Street and Pleasure House Lane.</p> <p>To the east of the entrance is a building (not part of the submission), Highland Lodge, that was used as offices and has recently been subject to a prior notification application for a change of use from office to residential.</p> <p>A dwelling house and car park area are situated to the SE of Highland Lodge and beyond this further to the SE are the kennels and associated buildings.</p> <p>The majority of the site is well-managed and mown grassland that is fenced by post and rail fencing The adjacent land is covered in polytunnels.</p> <p>There is a belt of woodland adjacent the site's western boundary (but outside the site) that forms a buffer between the site and Pleasure House Lane.</p> <p>The frontage to Chartway Street is demarcated by a mature hedgerow. The north side of Chartway Street comprises a line of detached dwellings of varying styles set back from the road.</p> <p>The land rises gently southwards by approximately 1.5m across the site.</p>	
Current use	Kennels and dwelling	
Adjacent uses	Agriculture and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service</p>	<p>R = Not adjacent 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>

	centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	R = 1086m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 5876m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1086m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 935m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 360m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 829m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 177m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4040m from local service centre & 3455m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space G = Allocation will not lead to the loss of employment land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	R = 880m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5156m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3772m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously	R = Does not include previously developed land	A = Partially within previously developed land

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

adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 175m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-288	
Site name/address	Durrants Farm, Hunton	
Site area (ha)	7.4	
Approximate yield	222	
Proposed no. of pitches	NA	
Site description	<p>The site is located on the south side of West Street Hunton, some 50m SW of its junction with Bishops Lane. Bishops Lane and Water Lane bound the site on its northern and eastern sides.</p> <p>It comprises an area of just under 7.4ha predominantly in grazing use. Some of the site is planted as an orchard however.</p> <p>There is a well defined hedge to the West Street frontage and also along Bishops Lane and Water Lane. The NE site boundary is partly wooded.</p> <p>Within the site is a detached bungalow (constructed in the mid-1960s) and other buildings.</p> <p>The site is relatively level.</p> <p>The northern apex of the site is adjoined by a row of almshouses (1-5 Peace Cottages). To the NE of these on the far side of Bishops Lane is Hunton C.E. Primary School.</p>	
Current use	Grazing and orchard land and demolition contractors yard	
Adjacent uses	Agriculture and residential. Hunton C.E. Primary School is also nearby	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	R = >800m	R = 2144m medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 4294m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 42m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2047m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 833m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 896m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 6m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 3028m from local service centre and 2689m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 264m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 3268m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6794m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >5km from an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		

SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land

		41% Grade 3a, 46% Grade 3b (5.8 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	A = Partially within previously developed land
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (14m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its	G = Not within or adjacent to the Green Belt

	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = Flood risk zone 2 or 3a
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	A = Exception test is required
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist	G = No likely impacts identified at this stage

	G = No likely impacts identified at this stage	
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1. Site Information		
Number (linked to GIS database)	HO3-289	
Site name/address	Lower Gallants Farm	
Site area (ha)	1.4	
Approximate yield	42 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the north side of the B2010 Lower Road some 50m west of its junction with Gallants Lane.</p> <p>It is comprised of two parts. The southern section adjacent to Lower Road comprises a number of buildings with extensive hardstanding areas around them. These are in commercial use by a renewable energy product supply company and its associated businesses.</p> <p>The site is fenced along Lower Road with a metal palisade fence and a substantial sliding metal gate. This style of fencing bounds the commercial site on all sides.</p> <p>The site occupies lower land than Lower Road and the land continues to fall way to the north towards the steeper slopes of the Medway Valley adjacent to the river itself.</p> <p>The northern half of the site outside the fenced commercial compound comprises an overgrown field. The land along the western and northern boundaries of the site is wooded. The eastern boundary is partially wooded and partially occupied by an adjacent commercial unit and parking area also fenced with pallisade fencing.</p>	
Current use	Offices, storage and distribution and training for renewable energy products supplier and bathroom supplier for construction companies	
Adjacent uses	Agriculture employment and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	R = >800m	R = 1607m from medical/GP service

	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2325m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 846m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1010m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 893m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 805m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 532m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1326m from local service centre A = 2205m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	A = Allocation will lead to some small scale loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 69m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 538m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2506 from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = <1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	G = Entirely within previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (61m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (25m away)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-290	
Site name/address	Pleasant Valley Farm	
Site area (ha)	0.6	
Approximate yield	18 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located on the north side of Pleasant Valley Lane (also PROW KM44). It is some 300m east of the junction of the lane with Dean Street (C65).</p> <p>Pleasant Valley Lane is a narrow unmade track little more than a car's width in size. It already serves around 14 dwellings including the proposed site and a stable area. Visibility at the junction with Dean Street is restricted by existing hedging and fencing.</p> <p>The site itself comprises a detached dwelling and outbuildings. These are set towards the rear (north) of the site some 77m or so north of the track. The front part of the site comprises mainly open grassed areas interspersed with a few trees.</p> <p>The western boundary is screened by trees, largely conifers, the eastern boundary is also well screened by trees as is the NE corner of the plot.</p> <p>On the south side of the track opposite the site is coppice woodland and also a playing field area with woodland screening to its boundaries.</p> <p>The site is not within a defined settlement and is situated within the Southern Anti-coalescence Belt as defined in the MBWLP 2000 under policy ENV32</p>	
Current use	Dwelling	
Adjacent uses	Agriculture. Woodland and equestrian	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated

	service centre, or could be more accessible to services if other sites allocated as well G = Within the Maidstone Urban Area or a rural service centre	
How far is the site from the nearest medical hub or GP service?	R = >800m A = 400m – 800m G = <400m	A = 566m medical/GP service
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 1912m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 566m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 620m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 2182m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 176m 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 6m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 562m from local service centre A = 2366m from employment sites

Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
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SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 252m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1847m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 3542m from cycle route

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

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

Green Belt designation?	openness G = Not within or adjacent to the Green Belt	
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data

SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 390m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local	A = Potential impacts identified by County Council	G = No likely impacts identified at this stage

Wildlife Site (LWS) or Local Nature Reserve (LNR)?	Ecologist G = No likely impacts identified at this stage	
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1. Site Information	
Number (linked to GIS database)	HO3-291
Site name/address	Rear of Barker Cottages, New Cut
Site area (ha)	0.38
Approximate yield	11 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is situated on the north side of New Cut and lies immediately to the east (rear) of 1-3 (consec) Barker Cottages. It is some 35m approx. east of the junction of New Cut and Dean Street.</p> <p>The boundary with Barker Cottages is formed with a ragstone wall other boundaries are marked by hedges</p> <p>There are two buildings on the site and a disused polytunnel. The remainder of the site is open and relatively unmanaged.</p> <p>There are dwellings to the south of the site on the southern side of New Cut.</p> <p>The site is partially within the East Farleigh Dean Street Conservation Area which is centred on the development at the road junctions of Forge Lane New Cut and Dean Street.</p> <p>The site is relatively level.</p> <p>Land to the east of the site drops steeply away into a dry valley.</p>
Current use	Open land and storage buildings
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP	R = >800m	R = 1889m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2125m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 1012m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1556m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1606m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 1079m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 969m to nearest employment sites A = 1826m to nearest local service centre
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 31m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1251m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2421m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = <1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	A = Partially within previously developed land

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

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 214m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-292
Site name/address	St Helens Lane, East Farleigh
Site area (ha)	0.3
Approximate yield	9
Proposed no. of pitches	N/A
Site description	<p>The site comprises an open field located on the east side of St Helens Lane. It is located approximately 120m north of the B2010 Lower Road.</p> <p>The land is at a higher level than St Helens Lane. It is bounded by a mature hedgerow with trees along St Helens Lane. The southern boundary is open as is the eastern boundary. The northern boundary is marked by hedgerow/trees.</p> <p>The land falls to the north away from Lower Road towards the River Medway which is located approximately 180m north of the northern site boundary.</p> <p>Opposite the site on the west side of the lane are existing dwellings and a farmyard.</p> <p>St Helens Lane has been a cul-de-sac since Barming Bridge was closed to vehicles several years ago. It is still open to pedestrian traffic</p>
Current use	Grazing
Adjacent uses	Residential and grazing/agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1611m from medical/GP service</p>

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2473m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1223m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 809m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 636m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 651m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	A = 399m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre)?	R = >2400m A = 1600-2400m G = <1600m	G = 1215m from local services R = 2571m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G =95m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 962m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2546m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 100% Grade 3a (<0.5 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	R = Does not include previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-293
Site name/address	New Barn Farm, Yalding Hill, Maidstone
Site area (ha)	2.26
Approximate yield	67 (30 DPH)
Proposed no. of pitches	N/A
Site description	<p>The site is located on the north side of Lughorse Lane some 180m east of its junction with the B2010 Yalding Hill.</p> <p>A stream marks the western boundary of the site. The southern boundary is marked by a hedgerow and trees. The site itself is predominantly a pear orchard and has unmanaged field margins. The easternmost section is more open but still has robust boundary screening.</p> <p>In terms of topography both the site and Lughorse Lane rise appreciably from the western site boundary. The eastern boundary is some 10-15m higher than the western boundary</p> <p>Opposite the site on the south side of Lughorse lane are five dwellings spaced at intervals along the length of the site.</p>
Current use	Agriculture
Adjacent uses	Residential and agriculture

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 770m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = 5270m from secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 309m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 575m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 575m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 543m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 6m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 3739m from local service centre G = 1295m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 257m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1636m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6270m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 100% Grade 3b (2.3 hectares)
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

Landscape, townscape and the historic environment:

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

	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change	R = Low	Low

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

1. Site Information	
Number (linked to GIS database)	HO3-295
Site name/address	Rear of the Orchard Spot, Downswood
Site area (ha)	N/A
Approximate yield	25 dwellings
Proposed no. of pitches	N/A
Site description	<p>The site is located immediately adjacent to the eastern edge of Downswood and the eastern extent of the urban area of Maidstone as defined in the MBWLP 2000.</p> <p>The northern part of the site comprises the access (off Derringwood Drive/Mallards Way), curtilage and car park for the Grade II listed Orchard Spot public house and club.</p> <p>The remainder of the site is located to the south and south east of the public house on the top of a steep (1:5) wooded slope. The boundaries of the site are largely wooded with some scrub and unimproved grassland located in the central parts.</p> <p>The footpath along the western boundary runs down the former quarry face of a ragstone quarry and for part of its length runs through/past a SSSI centred on the quarry face and designated because of due to the geology.</p> <p>The land to the south and east of the site is in intensive arable agricultural use.</p> <p>Otham Conservation Area is located approximately 85m to the east of the closest point of the indicated proposal site.</p>
Current use	Public house/nightclub/car park and woodland with some clearings
Adjacent uses	Residential and agricultural

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p>
How far is the site from the nearest medical hub or GP	R = >800m	G = 374m from medical/GP service

service?	A = 400m – 800m G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 2552m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 592m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 760m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 16m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = Adjacent to a play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = Adjacent to greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1753m from local service centre G = 513m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment	G = Allocation will not lead to the loss of employment land/space

	land/space	
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 53m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1775m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 256m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >4km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land	A = Partially within previously developed land

	G = Entirely within previously developed land	
Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts.
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site).

mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Moderate
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	A = Flood risk zone 2 or 3a
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 430m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-296	
Site name/address	Land at Lested Lane, Chart Sutton	
Site area (ha)	0.8	
Approximate yield	10	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the NE of the junction of Lested Lane and Plough Wents Road (B2163)</p> <p>The site comprises land adjacent (E & N) Lested Cottage and a parcel of land to the NE of Lested Cottage accessed from 'Lested' on the east side of Lested Lane. This parcel of land is located to the rear (north) of properties that front Plough Wents Road.</p> <p>The area around Lested Cottage is grassed and regularly maintained and mown.</p> <p>The adjacent land to the north and north east is more overgrown and has a pond and trees on part of it and an open paddock/grassed area and buildings/implement shed to the east of this.</p> <p>The site is relatively flat and level.</p> <p>The boundary with Lested Lane is marked by a hedge and trees and to Plough Wents Road by a hedge.</p>	
Current use	Garden and paddock/field	
Adjacent uses	Residential and business estate	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p>	R = 1659m from medical/GP service

	G = <400m	
How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	A = 3583m from secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 1659m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 126m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 431m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 431m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 136m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1894m from local service centre G = 1146m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 174m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 5563m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1733m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >4km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	R = Does not include previously developed land

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

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1500+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-297	
Site name/address	Land south of Tanyard Cottages Old Ashford Road Lenham	
Site area (ha)	11.2ha	
Approximate yield	336 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises agricultural land south of Tanyard Cottages on the south side of Old Ashford Road Lenham. The land is approximately 480m west of the junction of Old Ashford Road and the A20 Ashford Road.</p> <p>Access to the land is possible via PROW (KH400 and KH399). PROW KH400 runs along a track to the front (west) of Burnside Cottages.</p> <p>A stream marked by hedges and trees forms the site's eastern boundary. Other site boundaries are also marked by trees and hedgerows. The southern boundary is marked by a railway line which is on an embankment at this point. A further stream crosses through the centre of the site.</p> <p>The land is currently rough grazing pasture.</p>	
Current use	Agriculture	
Adjacent uses	Agriculture and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 422m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 1041m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 697m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 565m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 711m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 767m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 157m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 539m from local service centre G = 109m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 384m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1030m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 11185m from cycle route
SA Topic: Noise, air quality and causes of climate change		
Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA
SA Topic: Water resources and quality		
Not addressed by the Pro Forma. Development management policies will address this issue.		
SA Topic: Land use, landscape and the historic environment		
Land Use:		
Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land 13% Grade 3a, 87% Grade 3b (11.8 hectares)

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

Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of 'landscape capacity to accommodate change' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of 'potential landscape effects' using this particular criteria.
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	Low
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = <400m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-298
Site name/address	Land adj. Turgis Close Langley ME17 3JY
Site area (ha)	0.5
Approximate yield	10
Proposed no. of pitches	N/A
Site description	<p>The site comprises a triangular-shaped piece of land located to the SE of the junction of Horseshoes Lane and Heath Road.</p> <p>The boundary with Horseshoes Lane and Heath Road is marked by a hedgerow. The boundary with 61 Horseshoes Lane is currently a fence.</p> <p>The land is currently used for the grazing of horses.</p> <p>The land is relatively level.</p> <p>Opposite the site to its west (located at the junction of Horseshoes Lane and Heath Road) is Sheiling Hall a Grade II* listed building.</p> <p>The Orchard Surgery is located on the north side of Horseshoes Lane close to the site.</p>
Current use	Paddock used for horse grazing
Adjacent uses	Residential to east, south east and west. Doctors surgery and agriculture to north

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 235m from medical/GP service</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>R = 4162m from secondary school</p>

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	R = 2034m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 1978m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 1304m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 225m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 66m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 2344m from local service centre and 1708m employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m	G = 151m from bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 4043m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2052m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.	
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (20m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
Capacity of the Landscape to accommodate change	R = Low	High

<i>*Based upon Landscape Character Assessment 2014</i>	A = Moderate G = High	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 489m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-299	
Site name/address	Land West of Ledian Farm Upper Street Leeds	
Site area (ha)	10	
Approximate yield	300 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the west of Upper Street Leeds approximately 300m west of the B2163 (Upper Street). To the east of the site lies Ledian Farm and a field to the west of Burgess Hall Drive. Tower House (Grade II listed) and its curtilage lie adjacent the NE corner of the proposed site. at the boundary of the site with Ledian Fm there is a telephone mast which has been re-sited from within the Ledian Fm complex.</p> <p>The site is in intensive use for the growing of soft fruit and is predominantly covered by polytunnels. There are tree/windbreaks between the various fields.</p> <p>The site is relatively level.</p>	
Current use	Agriculture	
Adjacent uses	Agriculture and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3125m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	R = 4740m from secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 696m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 2396m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 98m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 100m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 68m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 2939m from local service centre and 2421m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m	G = 41m from bus stop

	A = 400 - 800m G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 2729m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 2806m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >5km of an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

	<p>impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (0m)
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (0m)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future (151m)
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	A detailed assessment of ' <i>landscape capacity to accommodate change</i> ' was undertaken for this site in 2014 (see row below for the findings relating to this site). Therefore, it is not considered necessary or useful to undertake a separate assessment of ' <i>potential landscape effects</i> ' using this particular criteria.
*Based upon 2012 Landscape Character Assessment		

<i>and officer comments</i>		
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	High
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = Site is 1000+m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-300
Site name/address	Bearsted Station Goods Yard
Site area (ha)	0.5 ha
Approximate yield	15
Proposed no. of pitches	N/A
Site description	<p>The site is located immediately to the west of Bearsted Railway Station on the north side of Ware Street and comprises the former coal/goods yard associated with the station.</p> <p>It is relatively level but at a significantly lower level than the dwellings and the Bearsted Methodist church which adjoin its southern boundary. The southern boundary is banked down to the site.</p> <p>The northern boundary is formed by the railway line beyond which lies Bearsted golf course a designated Local Wildlife Site.</p> <p>Within the site is the former goods shed and the Weighbridge House. These were listed Grade II along with the station building in 2011.</p> <p>The margins of the site particularly on its southern side are characterised by tree and shrub planting</p>
Current use	Vacant former goods/coal yard. Two disused buildings within the site the remainder is hardstanding
Adjacent uses	Church, Railway station and residential

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 883m from medical/GP service
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p>	A = 2479m from secondary school

	G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 530m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 994m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 23m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 252m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 8m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 168m from local service centre R = 2501m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	G = 10m from bus stop

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 20m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 898m from cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

	an adverse impact on a nearby SAM.	
Is the allocation of the site likely to impact upon a listed building?	A = Contains or is adjacent to a listed building and there is the potential for negative impacts. G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.	A = Contains or is adjacent to a listed building and there is the potential for negative impacts (0m away)
Is the allocation of the site likely to impact upon a Conservation Area?	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts. G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts (8m away)
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. G = Not within an area where significant archaeological features have been found, or are likely to be found in the future. N = No information available at this stage	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact
Capacity of the Landscape to accommodate change	R = Low	No data

*Based upon Landscape Character Assessment 2014	A = Moderate G = High	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 515m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-301
Site name/address	Land at Kilnwood Meadow Old Ham Lane Lenham
Site area (ha)	9.76
Approximate yield	Not specified
Proposed no. of pitches	N/A
Site description	<p>The site comprises two fields bounded to the north by the Maidstone East to Ashford railway-line on the east side of Old Ham Lane. It extends to approximately 9.76ha in area.</p> <p>In the eastern field adjacent to the railway is a single, steel-clad dark green agricultural building erected following a prior notification approval in 2010.</p> <p>There are trees and hedgerows along the western boundary with Old Ham Lane and the railway. The two fields are divided by an existing land drain/stream with a hedge and trees along it which connects with a finger of woodland extending north from Kiln Wood. There are a number of ponds lying immediately adjacent to the site's southern boundary.</p> <p>The 'finger' of woodland and the larger area of woodland to the south, comprise Kiln Wood an area of Semi-Natural Ancient Woodland.</p>
Current use	Agriculture
Adjacent uses	Agriculture some residential nearby. Lenham Storage is located opposite the site on the north side of the railway-line.

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 1202m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 451m from nearest secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 582m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 891m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 267m from nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 259m from nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from nearest area of publicly accessible Greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 827m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G =106m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 113m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 9,586m from the nearest cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

of the impacts is unlikely to be achieved?	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	<i>Effects on ancient woodland and local wildlife site.</i>
Capacity of the Landscape to accommodate change	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	R = Includes AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = <400m from SSSI</p> <p>G = >400m</p>	G = >400m
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = <400m from LWS</p> <p>G = >400m</p>	A = <400m from LWS

1. Site Information		
Number (linked to GIS database)	HO3-302	
Site name/address	Land between Forge Lane and Chapel Lane (rear of Green Court) Bredhurst	
Site area (ha)	0.8	
Approximate yield	6-10	
Proposed no. of pitches	N/A	
Site description	<p>The site extends to 0.8ha and predominantly comprises an area of unmanaged woodland and former orchard situated to the rear (NE) of properties in Forge Lane Bredhurst and to the rear (N) of Green Court.</p> <p>The site's southern boundary is with Green Court a Grade II listed building.</p> <p>Its eastern boundary to Chapel Lane is marked by close-boarded fencing. Within this fence there is a gated access. North of the site is Condor House which is also accessed via Chapel Lane a no-through road which ends at the M2 Motorway.</p> <p>There is also access to the site down a track between 'Five Farthings' and 'Elmsted' which front Forge Lane. The site also has a small frontage to the junction of Forge Lane and The Street.</p> <p>Background noise from the nearby M2 Motorway is very evident.</p>	
Current use	Woodland/former orchard	
Adjacent uses	Residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 6122m from nearest medical/GP service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6722m from nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 41m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 5410m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = 3.9km
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 151m from the nearest playspace
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 0m from the nearest publically accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1,750m from nearest employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 89m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 6,116m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 5,485m cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	A = Potential adverse impact (close to M2 Motorway)
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

of the impacts is unlikely to be achieved?	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	
Capacity of the Landscape to accommodate change	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	N = No information available at this stage
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	N = No information available at this stage
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = 489m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = <400m from SSSI</p> <p>G = >400m</p>	G = 1,147m from the nearest SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = <400m from SSSI</p> <p>G = >400m</p>	G = 470m from the nearest LWS

1. Site Information		
Number (linked to GIS database)	HO3-303	
Site name/address	Land east of Gandy's Lane, Boughton Monchelsea	
Site area (ha)	0.67ha	
Approximate yield	Not specified	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises the eastern half of a larger field in arable use. It is located to the east of Gandy's Lane with a frontage to the B2163 Heath Road and backs onto the rear gardens of houses in Green Lane. It is flat and level.</p> <p>There are dwellings to its east and north. The site is bounded by hedgerows and some fencing on its eastern south and northern sides. The western boundary is largely open apart from a short section of hedgerow in its NW corner.</p>	
Current use	Agriculture	
Adjacent uses	Agriculture and Residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>R = 1183m from the nearest medical hub / GP</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 1627m from the nearest secondary school</p>
How far is the site from the nearest primary school?	<p>R = >1200m</p> <p>A = 800-1200m</p>	<p>G = 491m from the nearest primary school</p>

	G = <800m;	
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 615m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 643m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 470m from the nearest children's play area
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 65m from the nearest publicly accessible greenspace.
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 1,338m from the nearest local employment site.
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 127
How far is the site from the nearest train station?	R = >800m	R = 4,792

	A = 400 - 800m G = <400m	
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1,809

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

	G = High	
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	N/A
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = 295m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = 2,795 from a SSSI
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO3-304	
Site name/address	Land North of Kenward Road Yalding	
Site area (ha)	4.76ha	
Approximate yield	Not specified	
Proposed no. of pitches	N/A	
Site description	<p>This is a 4.76 ha site. It is located on the north side of Kenward Road to the rear of properties that front Kenward Road and to the west of properties in Medway Avenue.</p> <p>The land rises northwards away from Kenward Road and the dwellings that front Kenward Road and is situated on the scarp slope of the Greensand Ridge.</p> <p>The land is in agricultural use and is currently under intensive polytunnel cultivation.</p> <p>The site has a frontage to Kenward Road west of Eastwells which is marked by a tall line of conifer trees. There is also planting along the rear boundaries of the properties in Kenward Road and Medway Avenue with the site.</p>	
Current use	Agriculture. Under polytunnel cultivation	
Adjacent uses	Agriculture and residential dwellings	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service centre
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 522m from the nearest medical centre/GP
How far is the site from the nearest secondary school?	R = >3900m	R = 5853m from the nearest secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 420m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 386m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 623m from the nearest outdoor sport facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 322m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 159m from the nearest publically accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = 4302m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 255m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,153m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6,493m from the nearest cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	A = Includes Grade 1, 2 or 3 agricultural land G = Does not include 1, 2 or 3 agricultural land	A = Includes Grade 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	R = Does not include previously developed land A = Partially within previously developed land G = Entirely within previously developed land	No data

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

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

1. Site Information		
Number (linked to GIS database)	HO3-305	
Site name/address	Land south of Kenward Road Yalding	
Site area (ha)	2.56ha	
Approximate yield	Not specified	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises a highly visible open field in arable use located on the south side of Kenward Road immediately to the west of Oast Court.</p> <p>The existing oast complex in Oast Court lies within the Yalding Conservation Area and is clearly visible across the field from Kenward Road and is a prominent feature in the landscape.</p> <p>The land slopes gently southwards towards the River Beult which lies beyond the southern site boundary.</p> <p>The eastern boundary with East Court is formed by a high hedgerow. The northern and western boundaries are enclosed by low fencing and have no hedges or landscaping. There are trees, including poplar trees along the site's southern boundary.</p>	
Current use	Agriculture	
Adjacent uses	Agriculture and residential	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = 229m from the nearest GP/Medical service

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	R = 6020m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 374m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 156m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 506m from the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = 101m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 101m from nearest publically accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 644m from the nearest existing employment site
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 177m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 1,019m from the nearest station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 6,825m from the nearest cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.</p>	A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p>	A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<p>A = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts.</p> <p>G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.</p>	G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<p>A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness</p> <p>G = Not within or adjacent to the Green Belt</p>	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?	<p>R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated</p> <p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be</p>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated

	appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
Capacity of the Landscape to accommodate change	R = Low A = Moderate G = High	N = No information available at this stage
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >400m
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = Potential impacts identified by County Council Ecologist <i>River Beult immediately to south of site is a SSSI</i>
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = 167m from an LWS

1. Site Information		
Number (linked to GIS database)	HO3-306	
Site name/address	Land south of Lenham Road Headcorn	
Site area (ha)	29ha (7.1ha for residential development)	
Approximate yield	Not specified	
Proposed no. of pitches	N/A	
Site description	<p>The site comprises open arable agricultural land divided into a number of fields. It is located on the north side of Lenham Road, NE of the current extent of Headcorn village.</p> <p>The site is bounded by hedgerows and trees and ponds and trees sub-divide the individual fields. A stream forms the northern site boundary, this too is bounded by trees and hedging.</p> <p>The land is relatively flat and level.</p> <p>There are long distance views to the Greensand Ridge to the north.</p>	
Current use	Agriculture	
Adjacent uses	Agriculture and a cricket ground opposite site on south side of Lenham Road	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>G = 217m from the nearest medical/GP hub</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p>	<p>R = 8482m from the nearest secondary school</p>

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 505m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 664m to the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 623m to the nearest outdoor sports facilities
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 322m from the nearest children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 159m to the nearest Children's Play area
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = <1600m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

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

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

of the impacts is unlikely to be achieved?	<p>A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated</p> <p>G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact</p>	
Capacity of the Landscape to accommodate change	<p>R = Low</p> <p>A = Moderate</p> <p>G = High</p>	N = No information available at this stage
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	<p>R = Flood risk zone 3b</p> <p>A = Flood risk zone 2 or 3a</p> <p>G = Flood risk zone 1</p>	G = Flood risk zone 1 / A = Flood risk zone 2 or 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.	<p>R = Development should not be permitted</p> <p>A = Exception test is required</p> <p>G = Development is appropriate</p>	A = Exception test is required
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<p>R = Includes AW/ASNW</p> <p>A = <400m from an AW/ASNW</p> <p>G = >400m</p>	G = >400m
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	<p>A = Potential impacts identified by County Council Ecologist</p> <p>G = No likely impacts identified at this stage</p>	G = No likely impacts identified at this stage

1. Site Information	
Number (linked to GIS database)	HO3-307
Site name/address	Land rear of 127 Hockers Lane Thurnham
Site area (ha)	1.1ha
Approximate yield	Not specified
Proposed no. of pitches	N/A
Site description	<p>The proposal site is relatively flat and open in character (grassed area). Set behind (to the east of) existing built development along Hockers Lane, there are residential properties to the north, west and south. A golf course borders the eastern boundary. The existing residential development along this stretch of Hockers lane is a mixture of styles.</p> <p>The site is at a significantly lower level than Hockers Lane.</p> <p>There is a Local Wildlife Site and ancient woodland to the west of the site on the west side of Hockers Lane and a Local Wildlife Site to the east.</p>
Current use	Garden Land
Adjacent uses	Residential and golf course

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	<p>A = 665m from the nearest medical hub/GP</p>
How far is the site from the nearest secondary school?	<p>R = >3900m</p> <p>A = 1600-3900m</p> <p>G = <1600m;</p>	<p>A = 1868m from the nearest secondary school</p>

How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	A = 830m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	A = 665m nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = <1.2km
How far is the site from the nearest children’s play space?	A = >300m from ‘neighbourhood’ children’s play space G = <300m	A = >300m from ‘neighbourhood’ children’s play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	A = 1600-2400m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space
SA Topic: Transport and Accessibility		
Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m	A = 610m

	G = <400m	
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	R = 956m
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 8m

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

Landscape, townscape and the historic environment:

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

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

Capacity of the Landscape to accommodate change	R = Low A = Moderate G = High	N = No information available at this stage
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SA Topic: Flood Risk

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

SA Topic: Biodiversity and Green Infrastructure

Appraisal Question	Criteria	Answer/Evidence
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	A = <400m from an AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	A = 11m from an LWS

1. Site Information	
Number (linked to GIS database)	HO3-308
Site name/address	Land West of Eyhome Street North of Millennium Green Hollingbourne
Site area (ha)	2.54ha
Approximate yield	Not specified
Proposed no. of pitches	N/A
Site description	<p>The site extends to approximately 2.54ha and is comprised of open fields. They Are rough pastureland. There are good hedges and trees on the western and southern boundaries and along the northern boundaries with the station access road.</p> <p>It is bounded to the north by the access road to Hollingbourne Station, to the east by a stream and the site approved under application 14/0475 for the erection of 14 dwellings and the rear gardens of 101 and 103 Eyhome Street. Adjacent to the south east corner is the Eyhome Street/Hollingbourne Millennium Green public open space area. The southern boundary backs onto the gardens of houses in Eyhome Street and to the west of the site lies agricultural land.</p> <p>The site slopes from north to south, but not steeply.</p> <p>The site is clearly distinct in character from the adjacent land to the south and east.</p>
Current use	Agricultural
Adjacent uses	Agricultural and residential

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	R = 3853m from the nearest medical hub/ GP service
How far is the site from the nearest secondary school?	R = >3900m	R = 6237m from the nearest secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 235m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 109m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	A = >1.2km
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	G = <300m
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	R = >2400m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 111m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	G = 135m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 4,224m from the nearest cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

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

1. Site Information	
Number (linked to GIS database)	HO3-309
Site name/address	Land at wren's Cross Upper Stone Street Maidstone
Site area (ha)	0.4ha
Approximate yield	55-60
Proposed no. of pitches	N/A
Site description	<p>The site comprises approximately 0.4ha of land located on the west side of the A229 Upper Stone Street immediately to the SW of its junction with Knightrider Street/Lower Stone Street and the A249 Mote Road. The land rises towards the south along Upper Stone Street from the junction in the order of 5-6m. The site has a frontage to both Upper Stone Street and also to Foster Street on its southern boundary.</p> <p>The existing buildings which are all currently vacant, were previously associated with the earliest police station in Kent, and include the former judges house (used more recently as offices) within a Grade II Listed Georgian building, together with extensions at the rear, of a later date; a three-storey Victorian former police barracks comprising effectively three dormitories and three smaller rooms; a former police superintendent's house; a former coach house which is fire damaged with the roof removed which is two-storey and a store room. In addition there is a small range of single-storey store rooms. The south east corner of the site comprises a car park and an area used by a local taxi firm. On the Upper Stone Street frontage is a carpet shop with a car park to its rear. This is currently outside the site but should be included if it becomes available.</p>
Current use	Vacant formerly offices and storage
Adjacent uses	Retail and medical

SA Topic: Community wellbeing

Accessibility to existing centres and services:

Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	G = Within the Maidstone Urban Area or a rural service
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	G = 229m from the nearest medical hub/GP

How far is the site from the nearest secondary school?	R = >3900m A = 1600-3900m G = <1600m;	G = 587m from the nearest secondary school
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 681m from the nearest primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	G = 275m from the nearest post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = <1.2km
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = >300m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = <300m
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 10m
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	A = Allocation could lead to some small scale loss of employment land/space (not considered to be high quality though).

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 97m from the nearest bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 635m from the nearest train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	G = 251m from the nearest cycle route

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

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

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

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

1. Site Information		
Number (linked to GIS database)	HO3-311	
Site name/address	Land adj. Eden Lodge Pye Corner Ulcombe	
Site area (ha)	0.018ha	
Approximate yield	n/a	
Proposed no. of pitches	n/a	
Site description	<p>Eden Lodge is located on the north side of Eastwood Road between its junction with The Street Ulcombe (160m to the west) and the hamlet at Pye Corner (370m to the east).</p> <p>The site comprises an area of rough grassland immediately to the west of Eden Lodge. It is bounded to the south and east by post and rail fencing. On the northern and western boundaries are remnants of a hedgerow and some trees.</p> <p>Eden Lodge is the western half of a pair of semi-detached two-storey dwellings It has a detached garage set back into the rear garden of the house.</p> <p>The surrounding land is predominantly in agricultural use, although there is a large livery stables located approximately 60m SE of the site.</p> <p>The site sits towards the foot of the Greensand Ridge escarpment. The surrounding generally falls gently towards the south. Eastwood Road rises gently to the west.</p>	
Current use	Paddock/overgrown grassland	
Adjacent uses	Residential and agriculture	
2. Sustainability Appraisal		
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p>

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

	land/space G = Allocation will not lead to the loss of employment land/space	
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SA Topic: Transport and Accessibility

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

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = Unlikely adverse impact Their maybe some impact on the existing adjacent dwelling which is located immediately next to the site. Careful design should eliminate most issues however.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	G = >1km of an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

Appraisal Question	Criteria	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<p>A = Includes Grade 1, 2 or 3 agricultural land</p> <p>G = Does not include 1, 2 or 3 agricultural land</p>	<p>G = Does not include 1, 2 or 3 agricultural land</p> <p>The site is mainly rough overgrown grassland, but is surrounded by agricultural land</p>
Will allocation of the site make use of previously developed land?	<p>R = Does not include previously developed land</p> <p>A = Partially within previously developed land</p> <p>G = Entirely within previously developed land</p>	<p>A = Partially within previously developed land</p>

Landscape, townscape and the historic environment:

Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<p>A = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts</p> <p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.</p>	<p>G = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM</p>
Is the allocation of the site likely to impact upon a listed building?	<p>A = Contains or is adjacent to a listed building and there is the potential for negative impacts.</p> <p>G = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.</p>	<p>A = Likely site entrance is approximately 50m from a listed building</p>
Is the allocation of the site likely to impact upon a Conservation Area?	<p>A = Within or adjacent to a Conservation Area and there is the potential for negative impacts.</p> <p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>	<p>G = Not within or adjacent to a Conservation Area and is unlikely to negative impacts</p>
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<p>A = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future.</p> <p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future.</p> <p>N = No information available at this stage</p>	<p>G = Not within an area where significant archaeological features have been found, or are likely to be found in the future</p>
Is the site located within or in proximity to and/or likely to	<p>A = In close proximity to the Kent Downs AONB and/or</p>	<p>G = Not in close proximity to the Kent Downs AONB</p>

impact on the Kent Downs AONB?	there is the potential for negative impacts. G = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.	and/or negative impacts on the AONB are unlikely
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	A = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness G = Not within or adjacent to the Green Belt	G = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	Key Characteristics <ul style="list-style-type: none"> • Undulating landscape with wide views • Scattered orchards and mixed woodland blocks • Isolated oak trees within pasture and mature oak hedgerow trees • Limited arable land • Field ponds • Linear settlements and strong local vernacular Condition Assessment: Very Good Sensitivity Assessment: Very High Guidelines: Conserve R = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	The 2014 Landscape Character Assessment does not include a detailed assessment of this site.

SA Topic: Flood Risk

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

guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	A = Exception test is required G = Development is appropriate	
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = >400m
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage

1. Site Information		
Number (linked to GIS database)	HO-95 (part of)	
Site name/address	Western section of land at Farleigh Lane and Gatland Lane (now called Half Yoke)	
Site area (ha)	2.2 ha	
Approximate yield	66 (30 DPH)	
Proposed no. of pitches	N/A	
Site description	<p>The site is located to the south of the urban boundary and lies within the Medway Valley. The site appears to be an unmanaged orchard, and is heavily overgrown with bushes and scrub, with a strong belt of poplars along its western boundary with Farleigh Lane.</p> <p>The site has a sloping topography with the land sloping gently southwards towards the river Medway. The site is bordered by Gatland Lane to the north, and the boundary is not as well defined as to the west, but there are a few mature trees and overgrown bushes so visibility into the site is restricted. Homewood Orchard Farmhouse and its nurseries and agricultural land border the site to the south and east respectively.</p> <p>Due to the location of the site and the sloping topography of the land, significant views across the valley are possible with the proposed site visible from much of the East Farleigh valley area, particularly on Lower Road and from Forge Lane.</p>	
Current use	Agricultural / garden centre	
Adjacent uses	Residential / agriculture / Orchards	
SA Topic: Community wellbeing		
Accessibility to existing centres and services:		
Appraisal Question	Criteria	Answer/Evidence
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p>R = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p>A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p>G = Within the Maidstone Urban Area or a rural service centre</p>	A = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well
How far is the site from the nearest medical hub or GP service?	<p>R = >800m</p> <p>A = 400m – 800m</p> <p>G = <400m</p>	A = 544m from medical/GP service
How far is the site from the nearest secondary school?	R = >3900m	G = 1241m from secondary school

	A = 1600-3900m G = <1600m;	
How far is the site from the nearest primary school?	R = >1200m A = 800-1200m G = <800m;	G = 428m from primary school
How far is the site from the nearest post office?	R = >800m A = 400m – 800m G = <400m	R = 819m from post office
Accessibility to outdoor facilities and greenspace:		
Appraisal Question	Criteria	
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	A = >1.2km G = <1.2km	G = 100m from outdoor sports facility
How far is the site from the nearest children's play space?	A = >300m from 'neighbourhood' children's play space G = <300m	A = 410m from 'neighbourhood' children's play space
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	A = >300m (ANGST) G = <300m	G = 82m from accessible greenspace
SA Topic: Economy		
Appraisal Question	Criteria	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	R = >2400m A = 1600-2400m G = <1600m	G = 563m from local service centre and 1476m from employment sites
Will allocation of the site result in loss of employment land/space?	R = Allocation will lead to significant loss of employment land/space A = Allocation will lead to some loss of employment land/space G = Allocation will not lead to the loss of employment land/space	G = Allocation will not lead to the loss of employment land/space

SA Topic: Transport and Accessibility

Appraisal Question	Criteria	
How far is the site from the nearest bus stop?	R = >800m A = 400 - 800m G = <400m	G = 18m from bus stop
How far is the site from the nearest train station?	R = >800m A = 400 - 800m G = <400m	A = 573m from train station
How far is the site from the nearest cycle route?	R = >800m A = 400 - 800m G = <400m	R = 1391m from cycle route

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

Appraisal Question	Criteria	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	A = Potential adverse impact G = Unlikely adverse impact N = No information available at this stage	G = No effects identified at this stage.
Is the site within or near to an AQMA?	R = Within or adjacent to an AQMA A = <1km of an AQMA G = >1km of an AQMA	A = 321m from an AQMA

SA Topic: Water resources and quality

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

SA Topic: Land use, landscape and the historic environment

Land Use:

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

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

of the impacts is unlikely to be achieved? <i>*Based upon 2012 Landscape Character Assessment and officer comments</i>	A = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated G = Opportunity to enhance landscape character or there is unlikely to be an adverse impact	
Capacity of the Landscape to accommodate change <i>*Based upon Landscape Character Assessment 2014</i>	R = Low A = Moderate G = High	No data
SA Topic: Flood Risk		
Appraisal Question	Criteria	Answer/Evidence
Is allocation of the site within a flood zone?	R = Flood risk zone 3b A = Flood risk zone 2 or 3a G = Flood risk zone 1	G = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	R = Development should not be permitted A = Exception test is required G = Development is appropriate	G = Development is appropriate
SA Topic: Biodiversity and Green Infrastructure		
Appraisal Question	Criteria	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	R = Includes AW/ASNW A = <400m from an AW/ASNW G = >400m	G = 786m from AW/ASNW
Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage
Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?	A = Potential impacts identified by County Council Ecologist G = No likely impacts identified at this stage	G = No likely impacts identified at this stage