Appendix 4 – Site assessments for sites subject to SA but not considered to be reasonable alternatives as set out in the SHELAA

Site ref	Source	Ward	Town/Parish/Area	Site Name
NO4	Site Submission 2014 & ABC owned	NORMAN	ASHFORD	Coneybeare, Torrington Road
SW1	Site Submission 2014 & ABC Owned	SOUTH WILLESBOROUGH	ASHFORD	Gas House Field, Land adjoining New Town Road, New Town
SW2	Site Submission 2014 & ABC Owned	SOUTH WILLESBOROUGH	ASHFORD	Open land to east of Bushy Royds and north of Fairview Drive
ST5	Allocation	STOUR	ASHFORD	Mabledon Avenue
BD5	Site Submission 2013	BIDDENDEN	BIDDENDEN	New House farmland, Rear of Cheeselands, Biddenden
BD6	Site Submission 2013	BIDDENDEN	BIDDENDEN	Newcastle Farm Field, Newcastle Corner, Headcorn Road
CH3	Site Submission 2013	CHARING	CHARING	Land west of Pluckley Road, Charing
DN4	Site Submission 2013	DOWNS NORTH	CHILHAM	Land at Mulberry Hill
DN5	Site Submission 2013	DOWNS NORTH	CHILHAM	Noveis, Canterbury Road
DN29	Site Submission 2013 (Inf)	DOWNS NORTH	CHILHAM	Land at 1-5 The Oast House, Lower Lees Road, Old Wives Lees
DN31	Site Submission 2013 (Inf)	DOWNS NORTH	CHILHAM	Land adjacent to Tollgate Cottage, Maidstone Road
GCS4	Site Submisison 2013	GREAT CHART WITH SINGLETON	GREAT CHART	Pig and Whistle, Ashford Road

GSC5	Site Submisison 2013	GREAT CHART WITH SINGLETON	GREAT CHART	A28 Bethersden Road (Land north of Possingham Farmhouse)
WS35	Site Submission 2013 (Inf)	WEALD SOUTH	ORLESTONE (HAMSTREET)	Land adjacent to Mountain Farm, Marsh Road, Hamstreet
WS38	Site Submission 2013	WEALD SOUTH	ORLESTONE (HAMSTREET)	Site off Ashford Road, Rear of Orlestone Villas
WS71	Site Submission 2013 (Inf)	WEALD SOUTH	ORLESTONE (HAMSTREET)	Land adjacent to Lancaster Close, Cotton Hill Land, Bourne Lane
WC11	Site Submission 2013	WEALD CENTRAL	HIGH HALDEN	Land to the north side of Church Hill
BY1	Site Submission 2013	BYBROOK	KENNINGTON	Ashford Rugby Club (2 submissions)
NO3	Site Submission 2013	NORMAN	KINGSNORTH	Ashford Canal District
PFN3	Site Submission 2013	PARK FARM NORTH	KINGSNORTH	Land adjacent to Kingsnorth Medical Practice
PFN4	Site Submission 2013	PARK FARM NORTH	KINGSNORTH	Triumvirate House, Millbank Road (Imagine play centre)
WE40	Site Submission 2013 (Inf)	WEALD EAST	KINGSNORTH	Land at Court Lodge Farm, Church Road
HG1	Site Submission 2013	HIGHFIELD	SEVINGTON	Land adjacent to Church Road, Sevington
WS18	Site Submission 2013	WEALD SOUTH	SHADOXHURST	Criol Barn Field
WN3	Site Submission 2013	WEALD NORTH	SMARDEN	Mill Lane, Smarden (Land between Boughton Cottage & Millview Cottage)

WN5	Site Submission 2013	WEALD NORTH	SMARDEN	Land adjacent to Long Meadow, Smarden
SS9	Site Submission 2013	SAXON SHORE	SMEETH	Land to west of Station road, Opposite Evegate Business Park, Smeeth
TS2	Site Submission 2013	TENTERDEN SOUTH	TENTERDEN	Land at Belgar Farm, Appledore Road
TS3	Site Submission 2013	TENTERDEN SOUTH	TENTERDEN	Land at Appledore Road/Woodchurch Road
WS9	Site Submission 2013 (Inf)	WEALD SOUTH	WOODCHURCH	Land adjacent to Sunny Mead Farm, Bethersden Road
WS27	Site Submisison 2013	WEALD SOUTH	WOODCHURCH	Land south of Rectory Close, Woodchurch
WS44	Site Submission 2014 & 2007 submission	WEALD SOUTH	WOODCHURCH	Land adjacent HA development at Appledore Road
NW2	Site Submission 2013	NORTH WILLESBOROUGH	WILLESBOROUGH	Land at 10A Blackwall Road North
IO5	Site Submission 2013	ISLE OF OXNEY	WITTERSHAM	Land at Lloyds Farm
IO6	Site Submisison 2013	ISLE OF OXNEY	WITTERSHAM	Land north of Stocks Road, Wittersham
IO7	Site Submisison 2013	ISLE OF OXNEY	WITTERSHAM	Jubilee Fields, Land adjoining North East boundary of Jubille Fields, Wittersham

Site Ref: NO4 **Date Survey Completed:08/10/2014**

Site Name: Coneybeare Former Allotments

Site Description:

This site is a large area of former allotments which are no longer used, and is now overgrown grass with shrubs on the western side and an area of broken up hardstanding on the eastern side. It seems to be used as informal open space for dog walking and recreation. It is surrounded by housing development on most sides, with trees along many boundaries, particularly a large line of trees along the centre of the site, dividing the two different areas. The East Stour River runs along the eastern side of the site. A mixture of uses surround the site consisting of mainly terraced 2 storey residential, with some industrial units and the station to the north.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are a number of trees around the boundary and within. None are protected and could potentially be incorporated within redevelopment.	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	Adjoining	-1
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No, the site is in the urban area	0
2.2	Would development of the site respect the existing character and quality of the	Redevelopment has the potential to significantly improve the townscape.	1

	landscape/ townscape?		
2.3	Would there be an identifiable and cumulative visual impact from the development?	Redevelopment proposals provide an opportunity to provide a positive impact for existing residents	1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Yes – all within 2 and eastern within 3	-2
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Data not available for this site	0
4.3	Is the site suitable to use SuDs infiltration systems?	Data not available for this site	0
4.4	Is the site within a groundwater source protection zone?	Majority of site within Minor SPZ.	-1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 1.1ha	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0

6.2	Is the site located in close proximity to a Local Centre/ Shop?	Between 4-800m	0
6.3	Is the site located in close proximity to a GP Surgery?	500m – Musgrove Park	0
6.4	Is the site located in close proximity to a Primary school?	Less than 800m – Victoria Road	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Less than 400m to Green Corridor	1
7.2	Is the site located within close proximity of an equipped play area?	Less than 400m to Outlet Park 1.6km to Victoria Park (strategic)	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, on boundary of site and PROW through to Eastmead Ind Estate	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Potential for gain in local open space as part of residential redevelopment	1
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No, in decile3	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes - narrow road between houses and access at eastern edge of site	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus stops within 400m and railway within 500m	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large	No	0

	scale/significant infrastructure to make it deliverable?		
9.4	Is the nearest GP surgery currently accepting new patients?	Yes, Musgrove Park is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes - sub_alluvial_RivTerrace	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	No, the site is in the urban area	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	n/a	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Yes – it is walking distance to Town, or regular buses therefore encouraging footfall	1
13.3	Would the site result in the loss of	No	0

	shops/services?		
Conclusion: Being located in the urban area the site has excellent access to services and public transport. The site is currently unused allotments , and used only for informal green space, it is very overgrown and unmanaged. Despite the high sustatinable score of the site, there are concerns regarding the access to this site. as the main access is a narrow road between houses, there is also an alternative access at the eastern edge of site. In addition, the site is within flood zone 2 and partly within 3 and there are other sites which do not have this constraint.			**Total: 7**

Site Ref: SW1 **Date Survey Completed: 15/10/2014**

Site Name: Gas House Fields, Newtown

Site Description:

This site is currently an area of informal green space, containing a large amount of trees, bushes and open grass. To the east is the residential area of Turner Close, 2 storey and 3 storey dev elopement, and beyond this the SWAN recreation centre. To the north is the Old Mill Stream and an area of green space along it, and beyond this Newtown road and the Newtown works redevelopment area. To the east is Newtown Road and the Railway line. Along the southern boundary is the residential area of south Willesborough, along Cudworth Road, Albion Place and Curtis Road, there are also fields here used as the SWAN farming area. The site contains important pedestrian links through the area to the railway underpass.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Within 70m of South Willesborough Nature Reserve and 220m from Willesborough Nature Reserve	-2
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	The site is within 600m of the South Willesborough Dykes LWS	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Site has many trees and hedges, particularly along the river	-1
1.4	Would development of the site enable the	No – it would reduce them	-1

	creation of new habitat and/or components in the habitat network?		
1.5	Is the site located within or adjoining the green corridor?	Site is within	-2
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Minor negative impact. The site is surrounded by development so will have no impact on townscape but will change the green landscape of the area	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Site can be viewed from 2 sides along Newtown road	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	On the northern boundary is a site identified as Archeologically important – Knife find. The whole site is identified as potentially important for archaeology	-1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No, but there are a number of listed buildings in close proximity in Newtown Works and the Albion Pub to the south	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Part of the site is in flood zone 2	-1
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Data not available for this site	0
4.3	Is the site suitable to use SuDs infiltration systems?	Data not available for this site	0

4.4	Is the site within a groundwater source protection zone?	Groundwater protection zone (minor)	-1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	There are local services within 400m	2
6.3	Is the site located in close proximity to a GP Surgery?	Willesborough Health Centre is 1000m by foot – over 1600m by car	-1
6.4	Is the site located in close proximity to a Primary school?	800m East Stour Primary School	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	The site is POS – if developed the nearest would be 400m	2
7.2	Is the site located within close proximity of an equipped play area?	Yes 400 - 800	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Loss of informal local open space	-1
7.5	Is the site close to landuse/s which may affect health and amenity?	Railway	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 5	0

Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Direct to Cudworth Road, although very narrow and requires assessment	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, close to local routes.	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in the area within 400m	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	This area is located near to J10 and potentially would need large scale infrastructure as this junction to bring the site forward. Further work needed	-1
9.2	Is the nearest GP surgery currently accepting new patients?	Yes - Willesborough Health Centre	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	The site is identified as **ALLUVIUM** (Draft Mineral Areas 2014)	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	No – urban	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0

12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Potentially	1
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Although located in the urban area of South Willesborough, with good access to local services and road networks this area acts as an important green buffer between the housing in Newtown and south Willesborough and is a buffer to the railway line **As the area contains the mill stream and is informal green space it is within the green corridor designation, which is a network of green infrastructure through the urban area. Development of this site would have a detrimental impact on the effectiveness of the ecological network as it would impact on the connections between the nature reserves.**			**Total:** **-4**

Site Ref: SW2 **Date Survey Completed:19/09/2014**

Site Name: Open land to the east of Bushy Royds and north of Fairview Drive

Site Description:

Part of site provides car parking and is hard surfaced but major part is open grassland. Site adjoins overgrown area, which is located to the south. This area does not have any designations, but is in the floodzone. The rear gardens of a number of properties on Bushy Royds and Kings Prospect have gardens which back onto this space.

No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Not near nationally or European designated site	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife	Not near a designated Local Wildlife Site but local residents manage the site as a	-1

	Site?	Nature Reserve	
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Site has trees on south eastern part	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Development of site could enable new habitat and green linkages	1
1.5	Is the site located within or adjoining the green corridor?	Site adjoins green corridor	-1
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Minor negative impact	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Negative impact	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No but within site of archaeological potential	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Whole of site is within Flood Zone 2	-1

4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Some small areas in 30 and 100 year event	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Data not available for this site	0
4.4	Is the site within a groundwater source protection zone?	Groundwater protection zone (minor)	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The nearest convenience shop is at Hunter Avenue, between 800 and 1.6km from the site	-1
6.3	Is the site located in close proximity to a GP Surgery?	Willesborough Health Centre (1.2km) 800 – 1.6km	-1
6.4	Is the site located in close proximity to a Primary school?	400 – 800m East Stour Primary school	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Less than 400m	1
7.2	Is the site located within close proximity of an equipped play area?	Yes 400 - 800	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Loss of informal local open space	-1

7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 5	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Access can be obtained to the site adjacent to 3 Bushey Royds	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, close to local routes.	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No the site is not on a direct bus route or within 400m of the Station	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	This site is located in South Ashford and therefore development of this site could be impacted by J10. Further work needed	-1
9.2	Is the nearest GP surgery currently accepting new patients?	Yes Willesborough Health Centre	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes sub-alluvial river terrace 2	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	No	0
Objective 12: Sustainable Economic Growth,			

Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is within the urban area of south willesborough and has access through an existing residential street. It is within flood zone 2 and this constraint needs further assessment, but the site has no other constraints to development.			**Total: -6**

Site Ref: ST5 **Date Survey Completed: 17/12/2014**

Site Name: Mabledon Avenue

Site Description:

This site is located at the end of Mabledon Avenue, off the A292 Hythe Road. The site is currently in use by Piper Cox Joinery and consists of a large commercial building and car park. The southern boundary of the site abuts an area of open space. This area and the south-western part of the site falls within Flood Zone 3.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Not within or adjoining	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Site isn't near any Local Wildlife Sites	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No the site is an existing employment site and would not result in the loss of any habitat networks	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Would not improve linkages or managed access	0
1.5	Is the site located within or adjoining the green corridor?	Yes the site is directly adjoining the green corridor	-1
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No, the site is in the urban area of Ashford	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	This site falls in a residential area, and is currently out of keeping with the surrounding area. If the site was developed for residential purposes it would be more in keeping with the townscape.	1
2.3	Would there be an identifiable and cumulative visual impact from the development?	No the site could smooth the transition between the residential development and the green corridor land adjoining.	1
Objective 3: Cultural Heritage and Archaeology			

3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Would have no impact	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	A small piece, less than 5% of the site is located in floodzone 3.	-1
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Not known for this site	0
4.3	Is the site suitable to use SuDs infiltration systems?	Not known for this site	0
4.4	Is the site within a groundwater source protection zone?	The site is in an area of ground water vulnerability	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes, the site has an existing allocation for 20 dwellings and therefore would meet the criteria for provision of affordable housing.	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	The site contains no onsite services or facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Yes, there are a number of shops and facilities off of Hythe Road and there is a Tesco Metro at Mill Court. Both are less than 400m from the site	1
6.3	Is the site located in close proximity to a GP Surgery?	The nearest GP surgery is Sydenham House, which is located less than 400m from the site	1
6.4	Is the site located in close proximity to a Primary school?	The nearest Primary school to the site is Victoria Road Primary School, which is 1.4km from the site	-1

Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes the site is directly adjoining the green corridor and there is a large area of open space located here	1
7.2	Is the site located within close proximity of an equipped play area?	There is a small equipped play area adjoining the western corner of the site	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	The site directly adjoins a footway	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	The site falls in Decile 6	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, the site directly adjoins Mabledon Avenue	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, national cycle route 18 runs along Mill Court, which is less than 100m from the site. There is also a local cycle route at the other end of Mabledon Avenue, 200m from the site	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes, the site is within a short walk of the International station, although more than 400m. However, the site is less than 400m from the nearest bus stop on Hythe Road.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	The nearest GP surgery to the site is Sydenham House Medical centre and this is accepting new patients,	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Yes, the site is currently an in-use joinery business, including B8 industrial buildings and	1

		an associated car park	
10.2	Would development involve the reuse or redevelopment of derelict buildings?	It is unlikely that proposals would include the reuse of existing buildings.	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	No the site is located in the urban area	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	This site would result in the loss of B8 industrial buildings and therefore these would need to be reprovided elsewhere for this site to be considered suitable for residential development	-1
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not applicable, being promoted for residential	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No, although the site is only a short walk from the town centre	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is considered suitable for redevelopment to residential uses, as the existing employment uses are out of keeping with the surrounding residential area. Also, relocation would provide the opportunity for growth and expansion of the business. However, allocation of this site for development in the Local Plan is dependent on whether a suitable alternative site can be found for the business uses and whether the site is available.			**Total: 10**

Site Ref: **BD5** **Date Survey Completed:19/09/2014**

Site Name: **New House Farmland, Biddenden**

Site Description:

This site is located to the west of Biddenden village and is currently in agricultural use. The site abuts the Cheeselands development to the east and allocated site BID1 to the north. The site is a narrow strip which forms part of a larger field which is surrounded by mature hedging. There is currently no direct access onto the site, this may be achieved once BID1 is delivered.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Site is not within or near to internationally / nationally designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Site not within or near to a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	The site is a narrow strip of a larger site which has mature hedging surround. Although there are no TPO trees on site, there is a large distinctive mature trees to the north east boundary, the rest of the site could be developed without losses.	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Will not improve linkages or enable managed access.	0
1.5	Is the site located within or adjoining the green corridor?	No – within rural Ashford	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	This is a greenfield site in the countryside that would extend the current development footprint to the west with the potential of opening up further development areas in this part of the village and as such a negative effect would	-1

		result.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	This site forms part of a larger field and although surrounded by mature hedging development would result in an encroachment on the countryside therefore a negative visual impact would result.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	The site is located 300m away from the Biddenden Conservation Area.	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The nearest listed building is 200m away from the site, no impact.	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect the character or setting of historic assets within Biddenden.	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	This site is located in Flood Zone 1	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Not affected	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this location.	0
4.4	Is the site within a groundwater source protection zone?	No	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	0.31ha and proposing 10 dwellings so site does not reach threshold for affordable housing.	0
Objective 6: Access to Services and Social Inclusion			

6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on existing facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	500m from Biddenden High Street	0
6.3	Is the site located in close proximity to a GP Surgery?	6km from nearest GP – Headcorn (3.7miles) Tenterden (3.86 miles) similar distances away	-2
6.4	Is the site located in close proximity to a Primary school?	500m from Biddenden Primary School	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	130m from public open space	1
7.2	Is the site located within close proximity of an equipped play area?	130m from public open space which includes an equipped play area	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Footpath within Sandeman Way, PROW 60m north of site;	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to land uses which would have a detrimental impact on health and amenity	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Biddenden Ward is not within most deprived 20% nationally.	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	The site does not currently have direct access to a public highway, this may change once BID1 is development on adjoining site.	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 High Weald Ride – Canterbury to Royal Tunbridge Wells is 2.71km from site.	0

8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Route 12 Maidstone to Tenterden, via Biddenden, departs The Weavers	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Greenfield site	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Being promoted for housing	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district	500m from Biddenden High Street	0

	centre?		
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site scores well on health and wellbeing being located close to existing public open space with play facilities. Although this sites north eastern boundary adjoins an allocated site which is currently being built, the BID1 sites western boundary aligns with that of the Cheeselands estate, so if this site was to be allocated it would open up this part of the village to future development as well as intruding on open countryside. For these reasons the site is not considered suitable for development.			**Total: 0**

Site Ref: BD6 **Date Survey Completed:19/09/2014**

Site Name: Newcastle Farm Field, Biddenden

Site Description:

This site is located about a kilometre north of the main village of Biddenden. A flat site down to pasture with road frontages onto Smarden Road to the east and A274 to the west. The site includes a sand school, stables and barn.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Site is not within or near to internationally / nationally designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Site not within or near to a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Development will not result in the loss of trees/hedgerows	0

1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Will not improve linkages or enable managed access.	0
1.5	Is the site located within or adjoining the green corridor?	No – within rural Ashford	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	This is a greenfield site in the countryside that is not adjoining a rural service centre, any development in this location would have a significant negative impact.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	This site is not enclosed and is highly visible from the surrounding landscape therefore a negative effect would result from development.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	The site is located 1km away from the Biddenden Conservation Area.	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Immediately west of the site is Newcastle Farmhouse (Grade II listed building), however this is the other side of the busy A274 and so impact would be limited.	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect the character or setting of historic assets within Biddenden.	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	This site is located in Flood Zone 1	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Less than 10% coverage of risk from 1 in 100-yr event	-1
4.3	Is the site suitable to use SuDs infiltration	Mapping suggests low permeability at this	0

	systems?	location.	
4.4	Is the site within a groundwater source protection zone?	Yes, the northern half of the site is covered by a groundwater vulnerability zone.	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	1.45ha and proposing 10 dwelling so site does reach threshold for affordable housing.	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on existing facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The site is located approximately 1km from facilities within Biddenden.	-1
6.3	Is the site located in close proximity to a GP Surgery?	Nearest GP surgery located at Headcorn approximately 3 miles away.	-2
6.4	Is the site located in close proximity to a Primary school?	1.4km from Biddenden Primary School	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	1.2km Biddenden Recreation Ground	-1
7.2	Is the site located within close proximity of an equipped play area?	1.2km Biddenden Recreation Ground which includes an equipped play area.	-1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	A PROW is located immediately opposite the site from Headcorn Road.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to land uses which would have a detrimental impact on health and amenity	0

7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Biddenden Ward is not within most deprived 20% nationally.	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	There is direct access to the site from Smarden Road.	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 High Weald Ride – Canterbury to Royal Tunbridge Wells is 3.7km from site.	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Route 12 Maidstone to Tenterden, via Biddenden, departs The Weavers	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Greenfield site	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	Yes, stables and barn	1
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Limestone Pauldina Weald Clay covering the northern half of the site	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less	No impact	0

	business/ employment space?		
12.2	If the site is being promoted for business uses, does it have access to broadband?	Being promoted for housing	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	1.3km from Biddenden High Street	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site scores poorly in sustainability being located approximately 1km away from the main facilities and services in Biddenden. Although access is good it is an exposed site within the countryside so would be highly visible within the landscape. For these reasons this site is considered unsuitable for development.			**Total: -5**

Site Ref: CH3 **Date Survey Completed: 24/10/2014**

Site Name: Pluckley Road

Site Description:

Varied undulating agricultural land with large drainage ditches to east of site. The site includes semi-mature trees with arable fields to the west and south of site. The site slopes from the eastern boundary to a ditch. The lowest point of the site is at the centre of the site.

No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife	No	0

	Site?		
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Yes – semi mature trees – TPO to SE of depot	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Potential on site.	1
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Could provide limited number of dwellings on northern part of site to mirror existing development, but predominantly rural area	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Yes – potential for high visibility from south – M20	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2	No	0

	or 3?*		
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Less than 10% for both	-2
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	Source protection 1, 2, 3 and 4	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Circa 1km	-1
6.3	Is the site located in close proximity to a GP Surgery?	Circa 800m	0
6.4	Is the site located in close proximity to a Primary school?	No – circa 1.2km	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	PROWS across site, and open countryside, but no specific green open space within 1km	-1
7.2	Is the site located within close proximity of an equipped play area?	No – closest in Charing centre	-1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No pavement on road. PROWs – one in arc from Pluckley Road via depot. Another across site from northern boundary SE across site to depot, tangenting to SW.	1

7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – rail; no bus	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	This is a large site and, with partial development, there will be pressure for substantial infrastructure provision, but in the short term this is not necessary.	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes – western section and south-eastern section on sandstone ashdown formation; mid sliver on sub-alluvial river terrace 3; eastern tip outside.	-1

11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This is a very large site with several different landscape features, uses and characters. The proposal on this site is for housing which could potentially be integrated into the existing development form along the northern boundary. While there are a few physical constraints, the site is some distance from a district centre. The site is not considered suitable for development.			**Total: -3**

Site Ref: DN4 **Date Survey Completed: 08/09/2014**

Site Name: Land on Mulberry Hill, Chilham

Site Description:
The site is 2 Fields, kept mown but appear to be unused, along a narrow rural road. Land rises from south to north. There is a Hedged boundary to Mulberry Hill (in part) and scattered trees and hedges

around the site. **To the south there is a large property with a business premises. There are number of large detached residential properties with large curtilages lining both sides of Mulberry Hill to junction with A252 Canterbury Road. The other surrounding use is open countryside and agricultural land.**			
No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes - within	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development of this site would not respect the existing character and landscape of this area. The site is currently part of the rolling countryside within the AONB. There are a few properties on the opposite side of the road to the east and to the south. These are predominantly large detached properties.	-1

2.3	Would there be an identifiable and cumulative visual impact from the development?	Development would be visible from the AONB countryside to the north and west and from the road entering Old Wives Lees.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No. There is an archaeological site 200m south.	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area is in the lowest category of risk of groundwater flood emergence Based on neighbouring site – no survey	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	**Yes -1.3ha**	**1**
Objective 6: Access to Services and Social Inclusion			

6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No – 1km	-1
6.3	Is the site located in close proximity to a GP Surgery?	Surgery located in Chilham – 700m	0
6.4	Is the site located in close proximity to a Primary school?	Primary School – 1km	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	700m	0
7.2	Is the site located within close proximity of an equipped play area?	700m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No Pavement on this road.	-1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs south of Chilham village and some local routes around Chilham	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No. Bus stops in village with connections Canterbury and Ashford. Chilham has railway station. Site is over 400m away	0

Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	No. Chilham Surgery not currently accepting new patients. Nearest Surgery is Chartham	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford	No	0

	town centre?		
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is located outside of the main village of Chilham, where very little housing is currently located. The road here is very narrow rural road, heading uphill towards the hamlet of Old Wives Lees. **There is no footpath here, and pedestrians would need to cross the main road to access the services in the village.** **The site is in the AONB, and has long views into the AONB. Development of this site would impact on this setting and character of the rural landscape.**			**Total:** **-5**

Site Ref: DN5 **Date Survey Completed: 08/09/2014**

Site Name: Noveis, Ashford Road, Chilham

Site Description:

This site is located between the A28, just before the junction with the A252, and 'Mill Lane'. The frontage of the garage is on Mill Lane NE boundary) and there is a railway crossing point just along from the garage as the Railway line runs along the south eastern edge of the site. The A28 is the main route between Ashford and Canterbury and is a busy road.

The site is currently used as a car service station, a residential property and contains large workshop building and an area of hardstanding. On the opposite side of Mill Road, to the north is the allocated site (Chilham Sawmills), which has permission for housing but is yet to be built and a warehouse building and area of hardstanding carpark.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Yes – divided by railway line	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams	No	0

	and ditches or other features supporting protected species or biodiversity?		
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes - within	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	As the site is already developed and contains a large workshop which is visible from the road. Development of housing would therefore not cause any detrimental impact on the landscape or townscape.	0
2.3	Would there be an identifiable and cumulative visual impact from the development?	No, the site is already developed for employment and a residential property. Housing may improve the visual amenity of this site for the residential neighbours	1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	There are some areas of Archaeological importance to the south west and north but they do not adjoin the site	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	This is not in a key historical or cultural area as it is removed from Chilham's Historical centre	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Greater than 50% coverage in Flood Zone 2 and between 10% and 50% coverage in flood zone 3	-2
4.2	Is the site at risk from Surface Water	The uFMfSW indicates the site is not at	0

	Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	risk from the 1 in 100-year event	
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	AStGWF map suggests the area has no risk of groundwater flood emergence.	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No 0.3ha	**0**
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The Chilham Stores, which sell some convenience goods is located 450m north	0
6.3	Is the site located in close proximity to a GP Surgery?	Within 600m	0
6.4	Is the site located in close proximity to a Primary school?	Within 900m	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Within 500m	0
7.2	Is the site located within close proximity of an equipped play area?	Within 500m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, but the A28 is very busy. A crossing is proposed as part of the Chilham Sawmills development	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may	No	0

	affect health and amenity?		
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs south of Chilham village and some local routes around Chilham	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in village with connections Canterbury and Ashford. Chilham has railway station which is within 400m	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	No. Chilham Surgery not currently accepting new patients. Nearest Surgery is Chartham	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Yes	1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes, this site is in a Clay and Silt deposit area	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Ungraded	0
Objective 12: Sustainable Economic Growth,			

Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Less	-1
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	Yes – loss of garage	-1
Conclusion: Redevelopment of this site would result in the loss of employment B2 use site which is not in line with policy guidance. The site is not part of the main built up part of the settlement and there would be limited impact upon the landscape. The site is not considered suitable for development.			**Total:** **-2**

Site Ref: **DN29** **Date Survey Completed: 08/09/2014**

Site Name: **Land rear of 1-5 Oast House, Lower Lees Rd, Old Wives Lees**

Site Description:

This site lies to the rear of properties along Lower Lees Road, where the site has its vehicle access driveway. The Site is undeveloped, grassland and bordered by sparse trees and vegetation. Land rises from south to north. Open Countryside is around the site to the north and east. Residential development (mix of two storey and bungalows) to the south and west in linear form along road frontages.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			

1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Not any protected	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	This site is on the edge of built development, with open countryside to the north and east. Development of this site would be backland development and not in keeping with the surroundings.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development would not be visible from the road, as would be screened behind the existing housing, but it would be visible from the Prow to the North West and beyond.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or	No	0

	registered Park/ garden?*		
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area is in the lowest category of risk of groundwater flood emergence No survey – based on nearby site assessment	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	**No – the site is too small to provide affordable housing**	**0**
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Chilham 1.6km	-1
6.3	Is the site located in close proximity to a GP Surgery?	Main Surgery located in Chilham over 1.6km. However, a once weekly surgery runs in the hall in Old Wives Lees	-1
6.4	Is the site located in close proximity to a Primary school?	Primary School in Chilham over 1.6km	-2
Objective 7: Health and Wellbeing			

7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Recreation ground within 100m	1
7.2	Is the site located within close proximity of an equipped play area?	Recreation ground within 100m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	yes	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs south of Chilham village and some local routes around Chilham – Over 1.6km	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in village with connections to Chilham and onward to Canterbury and Ashford. Chilham has railway station.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?		0
9.2	Is the nearest GP surgery currently accepting new patients?	No. Chilham Surgery not currently accepting new patients. Nearest Surgery is Chartham	0
Objective 10: Land Use and Geology			

10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Northern part of site is Grade 2	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Old Wives Lees is a small hamlet and relies on the nearby village of Chilham for most of its services. Therefore the site scores poorly on access to services. The site itself does not have any constraints, but part of the land is Grade 2 and the highway capacity is a concern, as the roads leading into the village and within it are very narrow single track rural lanes. Development of this site would be backland development and may impact on the neighbouring properties and also change the rural character of this area, and the views around the hamlet of			**Total:** **-3**

the countryside. The site is not considered suitable for development.	

Site Ref: **DN31** **Date Survey Completed: 08/09/2014**

Site Name: **Land adjacent to Toll Gate Cottage, Maidstone Road, Chilham**

Site Description:

This site lies along the main road to the north of the Chilham village centre. It is agricultural land, with hedge and tree boundaries. It has some large detached residential properties to the west, and open countryside on all other boundaries.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No, but there are protected trees in the Conservation area on the opposite side of the main road	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development of this site would not respect the existing character and landscape of this area.	-1
2.3	Would there be an identifiable and	Development would be visible from the	-1

	cumulative visual impact from the development?	north and east as it adjoins open countryside here.	
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Site is an area of Potential around Pilgrims Way and opposite (within 25m) of the Chilham Area of Archaeological Importance and historic centre and Conservation area.	-2
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	There are multiple listed buildings within 200m of the site in the historic centre of Chilham and to the south of the site. The Chilham Castle Historic Park and Gardens are within 200m	-2
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No. Chilham has an important area of historic assets with the Castle and surrounding village centre. This site is opposite the main entrance to this tourist attraction and historic centre. Development would therefore be detrimental.	-1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area is in the lowest category of risk of groundwater flood emergence Based on neighbouring site – no survey	0
Objective 5: Housing and Affordable Housing			

5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	**Yes**	**1**
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Within 200m	1
6.3	Is the site located in close proximity to a GP Surgery?	Surgery located in Chilham within 600m	0
6.4	Is the site located in close proximity to a Primary school?	Primary School – less than 200m	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Designated open space within 700m	0
7.2	Is the site located within close proximity of an equipped play area?	700m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No Pavement directly into site but footpaths within 20m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1

8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs south of Chilham village and some local routes around Chilham	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in village with connections Canterbury and Ashford. Chilham has railway station.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	No. Chilham Surgery not currently accepting new patients. Nearest Surgery is Chartham	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	This site is partly within the mineral safeguarding area: brickearth_other_areas_ashford _canterbury_dover_shepway	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 2	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational	--	0

	component/ learning opportunities?		
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Chilham is a large village with many services including a school, shop and railway station and therefore this site scores well on the access to services. **However, this site is located on the opposite side of the main road to the main village beyond the existing built up party of the village, where very little housing is currently located. The site lies within the AONB, partly within a mineral safeguarding area and is grade 2 agricultural land. The site scores poorly on the impact on the historic environment as it is directly opposite the main entrance to Chilham Castle and Historic Centre, which is within a conservation area, an area of Archaeological importance, a historic park and garden and contains a large number of listed buildings and protected trees. Development would impact upon these important heritage assets and the site is not considered suitable for development.**			**Total:** **-4**

Site Ref: GCS4 **Date Survey Completed:08/10/2014**

Site Name: Pig & Whistle

Site Description:

This site is located directly adjoining the A28 Ashford Road, and forms part of the wider curtilage of the Pig and Whistle Farm House. The site falls within the site boundary of the Chilmington Green AAP.

The site currently consists of grassland and is separated from the A28 via a thick band of hedging, which extends around the entire boundary of the site. There are arable fields beyond the north eastern and south eastern boundary. The western extent is adjoining the residential property called Minden.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Would not have known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Yes, the site is bounded by an extensive and well established hedgerow. This headline provided a habitat buffer between the arable land beyond and the road. It is likely that this hedgerow will be lost if the site was to come forward for development	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed to access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the	As it currently stands the site would not respect the current townscape. However,	0

	landscape/ townscape?	as the site is contained within the Chilmington Green AAP boundary, the townscape will change in the future. Proposals would need to take in to account the design brief of the Chilmington Green Site	
2.3	Would there be an identifiable and cumulative visual impact from the development?	See comment above	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The site is sandwiched between two listed buildings, the Pig and Whistle Farmhouse and the cottage called Minden. Development of this site would have a negative impact on the setting of both of these properties	-2
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in flood zone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Site not at risk from surface water flooding, from the 1 in 100-year event and/or from the 1 in 30-year event?	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	Not within a groundwater source protection zone	1
Objective 5: Housing and Affordable Housing			

5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes, the site is bigger than 0.5ha so is large enough to provide affordable housing	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The nearest local services are at Singleton which are between 800-1.6km from the site	-1
6.3	Is the site located in close proximity to a GP Surgery?	The nearest surgery is the Singleton medical centre, which is 1.2km from the site	-1
6.4	Is the site located in close proximity to a Primary school?	The nearest primary school is the John Wesley primary school, which is 1.4km from the site	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	The nearest public green open spaces are at Singleton and Great Chart.	-1
7.2	Is the site located within close proximity of an equipped play area?	There is an equipped play area at Great Chart, which is 1.4km from the site	-1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	There is a public footpath running down the northern boundary of the site.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 8	0
Objective 8: Sustainable Travel			

8.1	Is there direct access to the site from the public highway?	Yes, the site is located directly on the A28, Ashford Road	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, cycle route 18 is just under 1km from the site	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	There is not a bus stop within 400m m of the site. The nearest bus stop is in Great Chart, just over 400m from the site	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, the Singleton surgery is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Site is greenfield	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0

12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site falls within the boundary of the Chilmington Green AAP area. Therefore in its current state the site is unsustainable and would be development in the countryside, located away from services and facilities. However, this may change once the Chilmington Green Development has been completed. It would be more appropriate to look at this site then.			**Total: -3**

Site Ref: GCS5 **Date Survey Completed:08/10/2014**

Site Name:A28 Bethersden Road

Site Description:

This site is located directly adjoining the A28 Bethersden Road and is formed of three fields in an arable rotation. The boundary of the site is defined by a hedge line, which is sparse in some locations, specifically dividing the fields and adjoining the A28, but is thick in the south east corner of the site. The site is located outside of the Chilmington Green AAP boundary, but is directly adjoins the southwest corner of the AAP allocation.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near an internationally/ nationally designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Would not have known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	The site is surrounded by a sparse hedgerow, so there would be some loss to the habitat network, but this would be minimal	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed to access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	As it currently stands the site would not respect the current townscape. However, as the site is contained adjoining the Chilmington Green AAP boundary, the	0

		townscape will change in the future.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	See comment above	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The site does not directly adjoin a listed building, but there is a listed property (Possingham Farmhouse), a short distance from the southeast corner of the site.	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4:Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in flood zone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Site at risk from surface water flooding, from the 1 in 100-year event and/or from the 1 in 30-year event?	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	The majority of the site is not in a groundwater protection zone. However, there is a very small part of the site at the southern extent which is in a minor groundwater vulnerability area	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes, the site is bigger than 0.5ha, so is large enough to provide affordable housing	1
Objective 6: Access to Services and Social Inclusion			

6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities as the site is currently an arable field	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The nearest local services are at Singleton which are over 1.6km from the site	-2
6.3	Is the site located in close proximity to a GP Surgery?	The nearest surgery is the Singleton medical centre, which is over 1.6km from the site	-2
6.4	Is the site located in close proximity to a Primary school?	The nearest primary school is Great Chart Primary School, over 1.6km from the site.	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	The nearest public green open spaces are at Singleton and Great Chart. Over 1.6km from the site	-2
7.2	Is the site located within close proximity of an equipped play area?	There is an equipped play area at Great Chart, over 1.6km from the site	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	There is a public footpath running down the northern boundary of the site.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 8	0
Objective 8:Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, the site is located directly on the A28, Ashford Road	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, cycle route 18 is just under 1km from the site, off the Bethersden Road	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	The nearest bus stop is in Great Chart, over 400m from the site	0

Objective 9:Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	Yes, if the site was to be brought forward the A28 would need certain upgrades. However, upgrades will be undertaken as part of the Chilmington Green development. Work would need to be undertaken if this site would require additional road infrastructure works following Chilmington Green	-1
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, the Singleton surgery is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Site is greenfield	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	This site is being promoted for mixed use. However, it does not state specifically what this 'mixed-use' entails and whether it contains business employment uses	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0

Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400mof the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is located just outside the boundary of the Chilmington Green AAP. It is not suitable to consider this site for development before the Chilmington Green site is delivered, as it would be development in the countryside which is contrary to policy.			**Total: -9**

Site Ref: **WS35** **Date Survey Completed: 14/11/2014**

Site Name: **Site to North of Mountain Farm, Marsh Road, Hamstreet**

Site Description:

The site is area of grass that slopes upwards in an easterly direction away from the road. The site lies on the southern edge of the village. There is an area of woodland on the part of the site that joins the road, and trees around the boundary of the site. To the east of the site is open countryside. To the north is a small cluster of large detached properties and beyond that, the housing development of Farm Road and Willow Drive, which is 2 storey semi detached housing. To the south east is Mountain Farm, a commercial/ light industrial site. All of this area is well screened from the main road by a high hedge line and tree boundary. The access road is a single lane track.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	The royal military canal LWS is over 300m away.	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	The site contains a number of trees and hedgerows along its boundaries which may require removal if site is developed but none are designated or protected	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	None proposed	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the	This site lies on the main road through the village but is beyond the built confines. The landscape is very rural as there is	-1

	landscape/ townscape?	limited housing in this location at present, as this is beyond the built development frontage.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	The site is very well screened at present due to the hedges and trees along the boundary. If some of these were retained the impact on visual landscape would be minimised, however, an access would need to be created and this could create views of the new development in the wider landscape from the recreation field.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	The site is within 300m of the Royal Military Canal	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No but is within 300m of Royal Military Canal which is SM	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No Impact	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Western edge of the site is within both flood zone 2 & 3 (approx. 20%)	-2
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Unknown	-1
4.3	Is the site suitable to use SuDs infiltration systems?	unknown	0
4.4	Is the site within a groundwater source protection zone?	Approximately 50% of the site is within	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in	**1.3ha**	1

	excess of 0.5 ha)		
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	500m	1
6.3	Is the site located in close proximity to a GP Surgery?	600m	0
6.4	Is the site located in close proximity to a Primary school?	1km	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Pound Lees Recreation field 300m	1
7.2	Is the site located within close proximity of an equipped play area?	Village Hall Park 500m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No footpath direct from site. PROW in close proximity.	-1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes – currently an access track to the employment units for Windsor Food Machinery. This is likely to require widening and updating.	1

8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	700m	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes – Hamstreet Surgery	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?		n/a
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0

Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?		n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion:Development of this site would extend the built form of development between Farm Road/Willow Drive and Mountain Farm but would have limited impact on amenity of neighbouring properties. **The current uses on the site are well screened from the road, development may impact on this if the trees or hedgerows are removed for visibility splays and a wider access and then the development could be seen in the wider landscape from the recreation field. The slope of the site and the impact of the development on the rear of the site may cause a greater visual impact. There is no footpath to the village from this site and this should be taken into consideration. The main constraint of this site is the western area falling within flood zones 2 & 3 and the groundwater vulnerability Zone. The site is not considered suitable for development.**			**Total:** **-3**

Site Ref: WS38 **Date Survey Completed: 15/10/2014**

Site Name: Land rear of Ashford Road, Hamstreet

Site Description:

This site is located at the western edge of the village, directly behind existing linear housing development in Ashford Road. The site spreads out in the western direction into the open countryside and sites on a ridgeline as the land falls down towards the A2070 from this point. The railway line bounds the site along the southeastern boundary. There is a sewage works area to the south of the site, which is accessed from Warehorne Road, and woodland to the north.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	430m from the Hamstreet Woods National Nature Reserve and SSSI	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	On the northern boundary of the site is Ancient woodland.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development here would be 'backland' development, and would sit behind the linear development along the main road through the village. Development of this site would create an extension to the built form of the area and change the views between Warehorne Road	-1

		and the village. This area is currently rolling countryside used for agriculture.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	The landscape open outs from this site in a south western direction with views to Warehorne Road and beyond. Development here could have a negative impact on this setting and the overall rural character of the area.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No. Conservation area is over 100m away	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	unknown	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	Yes – southern area	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 2.1ha	1
Objective 6: Access to Services and Social Inclusion			

6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	420m	0
6.3	Is the site located in close proximity to a GP Surgery?	680m	0
6.4	Is the site located in close proximity to a Primary school?	80m	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Lancaster Close play area and open space 390m	1
7.2	Is the site located within close proximity of an equipped play area?	Lancaster Close play area and open space 390m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Footpath along Ashford Road	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Yes – on the southern boundary of the site lies a sewage works which will affect the amenity of the proposed residents.	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Access to this site is difficult. There are two possible access roads, one is a single track between existing housing, that is up a steep hill that leads to the garages at the rear of existing properties. There is a large bank on the right hand side which could prevent the road being widened. The second access is a narrow track from Warehorne road which is not suitable for traffic in its present state.	-1

8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	100m from Railway. 30m from Bus.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes – Hamstreet Surgery	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	N/A	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0

Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Not applicable	n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: **The site scores well in the environmental sections and proximity to services as it is located close to the centre of the village, the railway station and school. However, there is a significant constraint with the only access to the site via a single track road, on a gradient, which serves as a rear parking access to existing housing. It is not possible for this to be widened to accommodate 2-way traffic. There is also an issue with the traffic and parking on the main road in this location during school times, and creating a formal access road here would impact on the footpath.** **The landscape open outs from this site in a south western direction with views of rolling countryside to and from the Warehorne Road entrance to the village and beyond, therefore development here could have a negative impact on this setting and the overall character of the area. The site is also in close proximity to the wastewater treatment works that would affect the resident's amenity. These constraints make the site unsuitable for development.**			**Total:** 4

Site Ref: **WS71** **Date Survey Completed: 15/10/2014**

Site Name: **Land adjacent to Lancaster Close, Hamstreet**

Site Description:

This site is a field occasionally grazed by sheep. The site is relatively flat but inclines upwards slightly towards the railway line which runs adjacent, along the northern boundary. There is a small section of Ancient Woodland between the site and railway line, which screens the line. The new Lancaster Close development (which is under construction) runs alongside this field on western boundary, these properties are partly screened by the existing trees and hedges on the boundary line. There are some residential properties of 'Rosehaven' and 'Harts Cottages' below the sites southern boundary, again well screened by mature trees and hedges. This boundary also has a PROW along it to the railway station. There is a small Barn adjacent to the site on the east. Hamstreet Woods NNR is to north and east of the site, and the gravel car park to the woods is on the south eastern boundary of the site.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Yes, the site is within 43m of the Hamstreet Woods National Nature Reserve and SSSI	-1
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Yes. The site contains a number of hedgerows and trees, and the NNR/SSSI woodland is Ancient Woodland protected by TPO. The land to the west of the site also contains a number of TPO trees and on the NW boundary, between the site and the railway line is another Ancient Woodland.	-2
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			

2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The site is adjacent to an existing allocation on its western boundary which is currently under construction, and has some housing below its southern boundary of Harts Cottages and Rosehaven. However, these dwellings are well screened as there are a number of large TPO trees on the new Lancaster Close site boundary. If this site were to be developed the character of the woodland would be impacted upon as it would be viewed from the entrance to the woods.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development of this site would create a extension to the built form of the area and change the landscape between the built development and the woodland as the site is currently a buffer between the two.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No. Conservation area is over 250m away	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	unknown	0

4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	Yes	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 1.4ha	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	520m	0
6.3	Is the site located in close proximity to a GP Surgery?	500m	0
6.4	Is the site located in close proximity to a Primary school?	360m	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Lancaster Close play area and open space 300m	1
7.2	Is the site located within close proximity of an equipped play area?	Lancaster Close play area and open space 300m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	PROW along 2 edges of site. No footpath	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple	No	0

	Deprivation 2010?		
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	There is an access road Bourne Lane, which serves as an access to 5 properties, the rear of properties in Bournewood and the small car park for the woods. It is a poor quality single track road and has no passing spaces. It is unsuitable for additional traffic.	-2
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	160m from Railway. 200m from Bus.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes – Hamstreet Surgery	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth,			

Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	N/A	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?		n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site would require access through Bourne Lane, which is a very rural track/lane that serves 5 properties and the car park to the nature reserve and woodlands and is not suitable for additional traffic. **Development of this site could be viewed from the woodlands the car park entrance and wider landscape and could have a detrimental impact on the character of this important protected area.** **However, the site is in close proximity to the development under construction in Lancaster close, and would share a boundary, although no access is available through the new development.** **Overall the close proximity to the NNR/SSSI/Ancient woodland is a constraint to the development of this site, and in addition to the highway concerns and landscape implications the site is unsuitable for development.**			**Total:** **1**

Site Ref: **WC11** **Date Survey Completed:19/09/2014**

Site Name: **Land to the north side of Church Hill, High Halden**

Site Description:

This site is located to the east of the village of High Halden out of the village confines along Church Hill. It is overgrown grassland and is located behind the church along Church Hill. The site slope down from the north to lower land in the south along Church Hill, there are views of countryside to the south which has an open aspect.			
No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Site is not within or near to internationally / nationally designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Site not within or near to LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are no TPO trees on site, however mature hedgerows surround the site and a new access point onto the site would result in a minor loss of hedgerows.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No – within rural Ashford	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The site is located within a historic part of High Halden behind the Church and with listed buildings characterising Church Hill any development would have a significant negative impact on the setting.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	This site is located at the top of Church Hill with an open aspect to the south from which far reaching views are observed. Development would have a significant	-2

		visual impact.	
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Site adjoins conservation area to the west	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	There are many listed building within the conservation area to the west, Duxbury Grade II Listed Building is the closest and adjoins the site to the west. Development is likely to have a negative impact on the setting of listed buildings.	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will have a negative impact upon this historic village setting.	-1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	This site is in Flood Zone 1	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Site not at risk from Surface Water Flooding from either the 1 in 100-year event and/or the 1 in 30-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	This site is promoting housing and is 1.1ha so meets the threshold for the provision of affordable housing	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a	Approximately 230m from the local store	1

	Local Centre/ Shop?	along the A28.	
6.3	Is the site located in close proximity to a GP Surgery?	Ivy Court, Tenterden is the nearest GP Surgery located approx. 4.1km away.	-2
6.4	Is the site located in close proximity to a Primary school?	About 150m away from High Halden Primary School	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public).	There is a small area of informal open space which is triangular in shape outside the church fronting the A28, approx. 180m north	1
7.2	Is the site located within close proximity of an equipped play area?	The nearest play area is located by the Greenside estate approx. 230m north	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	PROW adjoins the site to the south and along the northern boundary.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of local and / or strategic open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Weald Central is not within most deprived 20% nationally.	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	No	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 – High Weald Ride is located approx. 180m south of the site	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Stagecoach Service 2 is a regular bus service between Tenterden – Ashford, with buses leaving outside the The Chequers (250m).	1
Objective 9: Infrastructure Delivery and Availability			

9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Greenfield	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Being promoted for housing	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not applicable	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0

13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Although this site is located relatively close to local amenities, such as the school, local store and open space it is located in part of the village adjoining the conservation area and characterised by historic setting and the historic church. Although screened to the north by mature trees / hedgerows its highest point has open aspect to the south so any development would have a significant negative impact upon the landscape and the historic setting at this entrance to the village from the south. It is therefore considered unsuitable for development.			**Total: 2**

Site Ref: **BY1** **Date Survey Completed: 01/10/2014**

Site Name: **Rugby Club**

Site Description:

This site is currently used as a rugby club. It is a large area of open space with contains the facilities associated with the club such as changing facilities and clubhouse. The site is south of the A28 Canterbury Road and Little Burton Housing estate.

The River Stour, also a wildlife site, runs along the southern boundary which also leads to the southern water sewage works.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Site not within or near internationally / national designated site. No impact.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	LWS River Stour runs along the southern boundary	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Development would not result in the loss of trees or hedgerows of any importance	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Will not improve linkages or enable managed access.	0
1.5	Is the site located within or adjoining the green corridor?	Within	-2
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The site is currently forms part of a wider area of open space with built residential development to the north. Development	-1

		here would change this current setting.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development would not have a significant impact visually, with the exception of the views from neighbouring properties	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Almost completely within flood zones 2 &3	-2
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Site at risk from surface water flooding from the 1 in 30 years, and 1 in 100 year event (less than 10%).	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Low permeability at this site.	0
4.4	Is the site within a groundwater source protection zone?	Northern area within 'major' vulnerability from groundwater flooding.	-2
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	Possible improvement to rugby services	0

6.2	Is the site located in close proximity to a Local Centre/ Shop?	Site approx. 250m from Little Burton Farm	1
6.3	Is the site located in close proximity to a GP Surgery?	New Hayesbank Surgery is located 300m Cemetery Lane, Kennington.	1
6.4	Is the site located in close proximity to a Primary school?	Kennington Primary School	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public).	Site is recreation field in private use. POS is in Faversham Road – 200m	1
7.2	Is the site located within close proximity of an equipped play area?	Kennington Recreation Ground is equipped with a play area (200m south).	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	A PROW runs through the site in a south to westerly direction.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss of public open space.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Close to sewage works – less than 150m	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Access via Kinney Lane although very narrow so would need improvements. Possible to access through Frank Edinger Close – needs further assessment	1
8.2	Is the site within 1.6km of an existing designated cycleway?	A cycle path runs directly through the site	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Close to stop on A28, E-Route every 30 minutes	1
Objective 9: Infrastructure Delivery and Availability			

9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	New Hayesbank Surgery is accepting new patients.	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No mineral reserves, but mineral safeguarding area identified within submission Mineral & Waste Local Plan 2014 - 2030 (Alluvium & Folkestone Formation).	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 1	-2
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/employment space?	Being promoted for housing	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not applicable	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Urban fringe site adjoining Kennington	1
13.2	Would the site contribute to the	No	0

	regeneration and revitalisation of Ashford town centre?		
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site, although located in the urban area with good access to services, has a number of constraints. It is located almost wholly within flood zones 2 & 3, and completely within the locally designated green corridor. The River Stour on the southern boundary is also a designated Local Wildlife Site and therefore development in this location would have a significant impact on biodiversity. The vehicular access is also not suitable in its current form to accommodate additional traffic and the close proximity to Southern Water Sewage Treatment works which could have significant impact on the occupiers. The site is not considered suitable for development.			**Total: -3**

Site Ref: NO3 **Date Survey Completed: 08/10/2014**

Site Name: The Canal District

Site Description:

This site is a large area of land which is flat in nature. The site runs along the A2042 which is a main road into the Outlet Shopping Centre and the Town Centre to the north. The site lies adjacent to industrial/ business units to the west. There is a mixture of uses surrounding the northern part of the site, including residential and industrial units. To the east lies Willesborough Dykes.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	The majority of the site lies within a designated Local Wildlife Site	-2
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting	Development is likely to negatively impact on the sites wetland areas and its streams and ditches	-1

	protected species or biodiversity?		
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Likely to result in the loss of habitat and negatively impact on the wider network.	0
1.5	Is the site located within or adjoining the green corridor?	Site is within the designated green corridor	-2
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The site is an open area in a prominent location. The route is a key entrance to the town centre which is subject to substantial traffic movements. However, substantial built development forms part of its wider character to the west and north of the site. High quality development could improve the quality of the townscape here, although this would need to be balanced against the loss of open space.	1
2.3	Would there be an identifiable and cumulative visual impact from the development?	There is some potential to improve visual amenity but the loss of the open green space, close to the town centre would be seen to be detrimental	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No, although it is likely that the field system and dykes on site will have some historical importance.	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No effect.	0
Objective 4: Water			

4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Yes – a substantial part of the site is affected by flooding issues. Mostly within flood zone 3.	-2
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes, from the 1 in 100yr surface water event	-1
4.3	Is the site suitable to use SuDs infiltration systems?	No, mapping suggests low permeability here	0
4.4	Is the site within a groundwater source protection zone?	All of site within Minor SPZ.	-1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	Site has the potential to gain on-site services and facilities.	1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Asda – less than 400m	1
6.3	Is the site located in close proximity to a GP Surgery?	600m – Musgrove Park	0
6.4	Is the site located in close proximity to a Primary school?	Less than 800m – Victoria Road	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	The site is next to Willesborough Dykes – a key informal open space area.	1
7.2	Is the site located within close proximity of an equipped play area?	Nearest equipped public play is located at Victoria Park	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes	1

7.4	Would development result in the loss or gain of local and/ or strategic open space?	Loss of Green Corridor – a strategic area of green space	-1
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes – next to site	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – site is close to the railway stations.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No, although would require substantial flood remodelling work.	0
9.2	Is the nearest GP surgery currently accepting new patients?	The nearest GP surgery Musgrove Park medical centre is currently accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	**ALLUVIUM** (Draft Mineral Areas 2014)	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0

11.3	Is the site on high quality grade agricultural land (1,2,3)	No	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Site could include a mix of uses	1
12.2	If the site is being promoted for business uses, does it have access to broadband?	Yes, in urban area and has the potential to connect to the existing broadband network.	1
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No, although this could form part of the mixture of uses.	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Yes – it is walking distance to Town, or regular buses therefore encouraging footfall into these areas.	1
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: The site is located in a sustainable location, near to the Town Centre and stations. However, development on this site would lead to the significant loss of the green corridor – a strategically important area of green space and adversely impact upon a designated Local Wildlife Site. In addition, the site also has significant flooding issues. The site is not considered suitable for development.			**Total: 3**

Site Ref: PFN3 **Date Survey Completed:08/10/2014**

Site Name: Land adjacent to Kingsnorth Medical Practice

Site Description:

This site is located to the west and north of Kingsnorth Medical Practice on Ashford Road. It is an area of farmland/grassland used for grazing. Most boundaries are lined by a small hedgerow. To the east of the site is a main road and beyond that is Tesco superstore and park farm recreation centre. To the north is

open grassland used for horse grazing but this is designated green corridor. To the west is farmland, and beyond that a residential housing estate. To the south is open land that is a field behind the ribbon development of housing along Ashford Road, and the residential estate of Knights Park.			
No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Yes – South Willesborough Dykes	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are a number of trees around the boundary and within. None are protected and could potentially be incorporated within redevelopment.	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	Adjoining	-1
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The area is very rural in character, with limited buildings on this side of Ashford Road. Development here would not be in keeping with the townscape and landscape	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development of this site would be very visible from the surrounding road network in this location	-1
Objective 3: Cultural Heritage and Archaeology			

3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Yes – to the west within 50m is a Romano Settlement and a WWII Pillbox	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Yes – all within 2 and 3	-2
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Data not available for this site	0
4.3	Is the site suitable to use SuDs infiltration systems?	Data not available for this site	0
4.4	Is the site within a groundwater source protection zone?	Site within Minor SPZ.	-1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Between less than 400m	1
6.3	Is the site located in close proximity to a GP Surgery?	Adjacent	1
6.4	Is the site located in close proximity to a Primary school?	Furley Park	0

Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Various informal spaces. Formal space in Park Farm or Kingsnroth	1
7.2	Is the site located within close proximity of an equipped play area?	Less than 400m to Knights Park Play area across field	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Footpath	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus stops within 400m	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0

10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes - sub_alluvial_RivTerrace	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	n/a	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Being located in the urban area the site has excellent access to services and public transport. However, the site is adjacent to the Green corridor and Local Wildlife site and it has a scheduled monument on its western boundary. The site is within flood zones 2 & 3 and therefore these constraints, along with the impact on the landscape make the site unsuitable for development.			**Total: 2**

Site Ref: PFN4 **Date Survey Completed:10/10/2014**

Site Name: Triumvirate House & Pound Lane Industrial Estate

Site Description:

This site is a large site located on the edge of the urban area of Knights Park and along the rural road of Pound Lane, Kingsnorth and is currently used as two separate sites.

Triumvirate House is a large building which contains offices, a children's play centre, nursery and outdoor paintball centre which contains some grassed areas. The remainder of the site is hard standing car park. This site is accessed from Millbank Road.

The Pound Lane Industrial Park contains a number of light industrial units contained within two blocks, with hard standing areas for parking. The access is on Pound Lane, to the south of Triumvirate House and has countryside on its southern boundary.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are some protected trees on the eastern boundary of the site, behind the industrial units but these could be incorporated within the new development	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area	No	0

	of Outstanding Natural Beauty?		
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	As the site is in two different areas the settings are very different. Pound Lane is a rural road, with open countryside to the south west. There is other residential properties here, which is well screened. New development here could have a negative impact on this setting. However, Triumvirate house is located predominantly in a residential housing estate and development of this site could improve the townscape.	0
2.3	Would there be an identifiable and cumulative visual impact from the development?	Redevelopment proposals could provide a positive impact for existing residents on the Triumvirate house site	1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No, but does join an area of potential archaeological importance to south	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	This site is at risk from the 1 in 100yr and 1 in 30 year surface water flooding	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Data not available for this site	0
4.4	Is the site within a groundwater source protection zone?	Majority of site within Minor SPZ. A small part of the eastern and western corners of	0

		site in Major SPZ.	
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes, this is a large site and would meet the threshold for provision of affordable housing	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	Will cause loss of children's indoor play centre, nursery school, and paintball centre	-1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Park Farm tesco – 1.2km	-1
6.3	Is the site located in close proximity to a GP Surgery?	Stanhope and Kingsnorth surgery 800m	0
6.4	Is the site located in close proximity to a Primary school?	Beaver Green and Kingsnorth within 1.2km	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Informal space Less than 400m	1
7.2	Is the site located within close proximity of an equipped play area?	Less than 400m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, site is surrounded by footways	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Potential for gain in local open space as part of residential redevelopment	1
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0

Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes – there are 2 access points, One in Millbank Road and the other in Pound Lane	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus stops	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Yes	1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No – buildings are in use	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	No	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Loss of employment site	-1
12.2	If the site is being promoted for business uses, does it have access to broadband?	n/a	0

12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: The site scores very well in the environmental sections, being a previously developed site with no designations. Redevelopment provides an opportunity to improve the setting of the Triumvirate House section and have positive impact upon the existing residential amenity. Being located on the edge of the urban area the site has good access to services and public transport. However, there will be loss of employment space, and recreation and nursery facility as a result of redevelopment.			**Total: 6**

Site Ref: WE40 **Date Survey Completed: 15/1/2015**

Site Name: Land at Court Lodge Farm, Mersham

Site Description:

This site is part brownfield and contains a large listed manor and smaller associated buildings around it. Currently managed as a care home with large curtilage area. The church is in close proximity to the east and the Eurostar tunnel is to the south. The greenfield area of the site to the south is on a gradient and is currently used for sheep grazing. There are scattered trees and hedgerows around the boundary.

No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within 100m of a nationally designated site? (SSSI, National Nature Reserve, Special Area of Conservation)	No	0
1.2	Is the site located within 100m of a Local Wildlife Site?	No	0

1.3	Would development of the site result in the loss of trees/hedgerows?	No	0
1.4	Would development of the site enable the creation of new habitat and/or green linkages?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development here would change the rural setting and landscape on this side of the road.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Current key viewpoint of church from entry road could be affected	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Yes the Manor itself is an Archaeological area of importance	-2
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The manor and barn are listed buildings	-2
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Limited development could restore enhance the listed buildings	1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No	0
4.3	Is the site suitable to use SuDs infiltration	Yes – permeability possible with site	1

	systems?	investigation	
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No – the proposal could not accommodate 15 new dwellings	**0**
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Yes	1
6.3	Is the site located in close proximity to a GP Surgery?	1.9miles away – Willesborough Health Centre	-2
6.4	Is the site located in close proximity to a Primary school?	Yes	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes	1
7.2	Is the site located within close proximity of an equipped play area?	Yes – 700m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple	No	0

	Deprivation 2010?		
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No – bus infrequent	0
8.4	Is the site located in an Air Quality Management Area	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Does the local road network have suitable capacity to provide for the site?	Yes	1
9.3	Is there adequate capacity in the local sewer network to provide for the site?	Yes	1
9.4	Is the nearest GP surgery currently accepting new patients?	Yes	1
9.5	Is there adequate primary school place provision at the nearest primary school to the site (see 6.4)?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Partly	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Partly located on limestone hythe formation Kentish ragstone	0

11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Yes – grade 2	-2
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	-	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	-	0
12.3	Does the proposal include an educational component/ learning opportunities?	-	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is close to the centre of the village and all the services it has to offer and therefore is in a sustainable location. The site is within an area of heritage importance. The Grade 1 and Grade ll listed buildings on site, proximity the church and the archaeological importance causes a constraint to development. The road network and traffic implications for the nearby school also need further consideration. Development of this site would change the landscape and setting in this area of the village, and the impact on the view of the church needs careful consideration if this development comes forward on the greenfield area. The site is not considered suitable for development.			**Total:** **2**

Site Ref: HG1 **Date Survey Completed: 15/10/2014**

Site Name: Land adjacent to Church Road, Sevington

Site Description:

This site is an area of open space which was formerly agricultural land. It is a green buffer between the housing areas of Willesborough and Sevington and is used as a connection with footpaths between the 2, over the Old Mill Stream that runs through the area.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Within 100m of Sevington Nature Reserve	-1
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Not near a designated Local Wildlife Site but local residents manage the site as a Nature Reserve	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Site has many trees and hedges, particularly along the river	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No – it would reduce them	-1
1.5	Is the site located within or adjoining the green corridor?	Site is within	-2
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Minor negative impact. The site is surrounded by development so will have no impact on townscape but will change the landscape	-1
2.3	Would there be an identifiable and cumulative visual impact from the	Site is not viewed from a distance	0

	development?		
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No but surrounding areas are identified as important for archaeology	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Whole of site is within Flood Zone 2 and most within 3	-2
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Some small areas in 30 and 100 year event	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	Groundwater protection zone (major)	-1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	There are local services within 600m	1
6.3	Is the site located in close proximity to a GP	Willesborough Health Centre 400m	2

	Surgery?		
6.4	Is the site located in close proximity to a Primary school?	600m Willesborough Primary School	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	The site is POS – if developed the nearest would be 500m	1
7.2	Is the site located within close proximity of an equipped play area?	Yes, between 400 - 800	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Loss of informal local open space	-1
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 9	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Direct to Sevington Lane. Would need to travel through Willesborough as the road is bollarded to prevent through traffic to the A2070	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, close to local routes.	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Bus stops in the area within 400m	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	This area is located near to J10 and potentially would need large scale infrastructure as this junction to bring the	-1

		site forward. Further work needed	
9.2	Is the nearest GP surgery currently accepting new patients?	Yes - Willesborough Health Centre	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	The site is identified as ALLUVIUM (Draft Mineral Areas 2014)	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes, the site is within 400m of the district centre of Kennington	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0

Conclusion: Although located in the urban area of Willesborough, with good access to local services and road networks, the site is located almost completely within floodzones 3 and 2. This area also acts as an important green buffer between the housing in north Willesborough and Ashford Business Park and housing in Church Road and is identified as an area of Public Open Space. **As the area contains the mill stream, is in flood zone and public open space it is within the green corridor designation, which is a network of green infrastructure through the urban area. Development of this site would have a detrimental impact on the effectiveness of the ecological network.**	**Total:** **-2**

Site Ref: **WS18** **Date Survey Completed: 19/09/2014**

Site Name: **Criol Barn Field, Shadoxhurst**

Site Description:

The site is a currently used as horse paddocks and grazing. There is a residential property and stable block within the site, which is not proposed as part of the submission. The site is accessed from a rural single width road, exiting the village. To the east of the site is a relatively new development of 12 detached houses, which are well screened from this site by mature trees and hedgerows. There are some large trees on the boundary with the road, and a row of trees on the southern boundary.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No	0

1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The site is well screened and therefore would have minimal effect on the landscape. It would change the built form of the village in an alternate spur, and could encourage expansion out of the village in this direction.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	This site is well screened from the wider landscape by the existing properties adjacent and the tree boundary around the site and therefore the visual impact on the wider landscape would be minimal.	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	The site is 200m from an Archaeological site to the north which is a Roman Road. It is over 400m from the CA.	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0

	and/or from the 1 in 30-year event?		
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 0.7ha	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Stubbs Cross Shop 1.6km	-1
6.3	Is the site located in close proximity to a GP Surgery?	No – nearest is Hamstreet or Kingsnorth	-2
6.4	Is the site located in close proximity to a Primary school?	No – Hamstreet or Kingsnorth. However, Hamstreet School runs a bus from Shadoxhurst	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	There are no areas of green open space that are useable for recreation in this location. The sports field is located at the opposite end of the village 1km	-1
7.2	Is the site located within close proximity of an equipped play area?	1.1km	-1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No footpath on this highway	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0

7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes. Not a designated cycle lane, but the High Weald Route 18 goes through the village as well as regional route 11.	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	100m from Bus stop – Bus 2A between Ashford and Tenterden runs every 30 minutes	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes – Hamstreet Surgery, Woodchurch Surgery and Kingsnorth Surgery all accepting patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No (with the exception of the already developed area)	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0

11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	unknown	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No. Shadoxhurst is a small village without many services. Nearest District centre would be Park Farm/Kingsnorth.	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?		n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site scores poorly on the access to services as Shadoxhurst is a small village, spread out into 3 different areas, and relies on nearby villages and the Town Centre for services. Overall this site scores well in the environmental, heritage and biodiversity sections as there are no constraints on the site however, it currently serves as residential curtilage, and change of use would impact on the existing dwelling. There would be an impact upon the setting of the village, the built form of the village and the wider land scape on this rural edge. The site is not considered suitable for development.			**Total:** **-2**

Site Ref: WN3 **Date Survey Completed: 15/09/2014**

Site Name: Land between Millview and Boughton Cottage, Mill Lane, Smarden

Site Description: **The site is an unused field between the two residential properties of Millview to the north west, and Boughton Cottage to the east, along Mill Road. To the north is open countryside. To the west is sports**

field, and beyond this, open countryside. Directly adjacent and to the south and south east are dwelling houses, garages and bungalows in Glebe Close.			
No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are trees and hedgerows along all boundaries, the area that joins the sports field is a dense area of mature trees	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development of this site would extend the built form of the village into the countryside.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development of this site would be very visible in the wider landscape and from the road frontage and sports field impacting on the overall setting of this area.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of	Adjoins Conservation area and an area of	-1

	archaeology importance or a Conservation Area?*	archaeological importance	
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?		0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is at risk from the 1 in 100-year event	-1
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area has no risk of groundwater flood emergence.	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 0.6 ha	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The PO and general store is approximately 850m away	-1
6.3	Is the site located in close proximity to a GP Surgery?	No – nearest is Headcorn	-2
6.4	Is the site located in close proximity to a Primary school?	Within 600m	0

Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Designated open space is adjacent	1
7.2	Is the site located within close proximity of an equipped play area?	600m by current road, if site developed it could have links to the recreation areas	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes – current farm access	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No designated national or local routes within 1.6km	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	100m from Bus stop. Route 123 between Biddenden and Ashford runs every 2 hours. There are railway stations in nearby villages of Headcorn and Pluckley	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes - Headcorn	1
Objective 10: Land Use and Geology			

10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	unknown	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Site is on edge of settlement over 400m from services	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is located on the edge of the village with no footpath to the centre, although there could be the potential to create a route. It does not have any significant environmental constraints but it would change the landscape and views of the countryside in this area and impact on the adjoining Conservation area and area of Archaeological importance . This part of the village is rural in character and development is sporadic and consists of mainly large detached properties. The hedgerow and trees would require some removal and this			**Total:** **-3**

would also change the wider setting and views of this part of the village. The site is not considered suitable for development.	

Site Ref: WN5 **Date Survey Completed: 15/09/2014**

Site Name: Land adjacent to Long Meadow, Pluckley Road, Smarden

Site Description:

The mowed grassland field surrounding the residential property Long Meadow makes up this site. The site wraps around a detached property 'the Long Meadow'. There are mature trees around the property which screen it from the site. There is another detached property to the west of the site - 'Stanley House'. This property only appears to be divided from the site by a small hedgerow. On the opposite side of the road to the west are additional detached properties and then the residential closes of Glebe and Haslewood.

To the South, is a residential garden, and a small pocket of woodland, with agricultural fields and open countryside beyond. Running along the North West boundary is Pluckley Road with 4 residential properties opposite the site. To the East is an access to adjacent field, residential houses and then open countryside beyond.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are trees along the boundaries but these could be retained	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the	No	0

	green corridor?		
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development of this site would extend the built form of the village into the countryside as the existing housing here is sporadic and low density.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development of this site would be very visible in the wider landscape and from the road frontage.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The property to the south west Stanley House is listed, as well as 3 properties opposite the site.	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	n/a	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area has no risk of groundwater flood emergence.	1
Objective 5: Housing and Affordable Housing			

5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 1ha	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The PO and general store is approximately 600m away	0
6.3	Is the site located in close proximity to a GP Surgery?	No – nearest is Headcorn	-2
6.4	Is the site located in close proximity to a Primary school?	Within 600m	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Designated open space 400m	1
7.2	Is the site located within close proximity of an equipped play area?	600m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes – current farm access	1

8.2	Is the site within 1.6km of an existing designated cycleway?	No designated national or local routes within 1.6km	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	50m from Bus stop. Route 123 between Biddenden and Ashford runs every 2 hours. There are railway stations in nearby villages of Headcorn and Pluckley	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes - Headcorn	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes – River terrace deposits 2	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	A small part of the site along the Stanley House boundary is ungraded, the remainder is Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	unknown	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0

12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Site is on edge of settlement	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is located on the edge of the village. It does not have any environmental constraints but It would change the landscape and views of the countryside in this area. This part of the village is rural in character and development is sporadic and consists of mainly large detached properties, many of them listed. The site is not considered suitable for development.			**Total: -1**

Site Ref: **SS9** **Date Survey Completed: 27/10/2014**

Site Name: **Land west of Station Road (Opposite Evegate Business Park), Smeeth**

Site Description:

The site is located to the west of Station Road on the south of the M20 motorway, bounded by the north by Bower Rd, east by Station Rd and west by agricultural land. There are no existing structures on site.

The site lies near Evegate Business Park and Crafts Centre which is occupied by small businesses, craft shops and a cafe in converted farm buildings and oast. On the north side of Bower road is Wembdon business centre which is occupied by several businesses. The high speed rail line is 200m south of the site.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0

2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The area is very rural in character with limited housing in the area. It is a flat open landscape with long views, development here would not be in keeping with the surrounding landscape.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	At present the area has a very rural character of narrow roads, high hedges and few houses. Although Evegate is nearby it is not visible from this site. Development of this site would be very visible from the surrounding areas and create a very different setting.	-2
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Whole site is within an area of archaeological potential	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	The uFMfSW indicates the site is not at risk from the 1 in 100-year event	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.	0
4.4	Is the site within a groundwater source protection zone?	The AStGWF map suggests the area has no risk of groundwater flood emergence.	1

Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is 8ha	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No – Evegate is a craft centre and vets – no local shop	-2
6.3	Is the site located in close proximity to a GP Surgery?	No – nearest is Sellindge	-2
6.4	Is the site located in close proximity to a Primary school?	No	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No	-2
7.2	Is the site located within close proximity of an equipped play area?	No	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No	-1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the	Yes - farm access	1

	public highway?		
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Nearest stop is on A20	-1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes – Sellindge Surgery and Willesborough Health Centre accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 2	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Greater - will bring forward business units	1
12.2	If the site is being promoted for business uses, does it have access to broadband?	unknown	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0

12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?		n/a
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is not suitable for housing development due to its rural location and distance from all services. There are no footpaths and the roads are narrow, single width in some places. There are no bus stops in the area. Although the site has been promoted for mixed uses, for the same reasons the site is not suitable. The land is Grade 2 agricultural designation and not suitable for development.			**Total:** **-11**

Site Ref: TS2 **Date Survey Completed: 24/10/2014**

Site Name: Land at Belgar Farm

Site Description: **The site is a large area of land that wraps around the southern edge of existing residential development in Tenterden. The site is currently in agricultural use with existing access from Appledore Road to the rear of existing development. Power lines run E-W across site.**			
No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland,	Not necessarily, but there are three TPOs on the western part of the site	-1

	trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?		
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	SE of site within AONB	-1
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Hugs housing estate to north, but within setting of listed buildings to south	0
2.3	Would there be an identifiable and cumulative visual impact from the development?	Compromised setting of listed oast house to south	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Adjoins two Grade II listed buildings – Belgar Farmhouse and Barn adjoining Belgar Farmhouse to South	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No – compromising character of listed buildings	-1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Less than 10% for both	-1

4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	1km from Tenterden centre	-1
6.3	Is the site located in close proximity to a GP Surgery?	800m from GP surgery	0
6.4	Is the site located in close proximity to a Primary school?	700m from primary school	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes – Tenterden recreation ground at 400m	1
7.2	Is the site located within close proximity of an equipped play area?	Yes – Tenterden recreation ground	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes – access road is PROW across site, and direct access to road – minimal footway	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Loss of feasibly useable open space	-1
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when	No	0

	measured against the Index of Multiple Deprivation 2010?		
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, from Appledore Road	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes – 800m	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus outside Town Hall circa 800m, and bus stop on Appledore Road (circa 300m)	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No – power lines only	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Northern and mid-sections on sandstone sandgate formation	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0

12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	800m	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site, wrapping around a larger existing housing development, has few physical constraints to development, but any proposals should be mindful of the setting and views from the two listed buildings in close proximity and impact upon the wider landscape. The site, while joined to existing development, would be on the outer periphery of the town beyond the existing built up part of the settlement and would be a significant intrusion into open countryside. It is not exactly clear where access could be achieved into the site. The site is not considered suitable for development.			**Total: 0**

Site Ref: TS3 **Date Survey Completed: 24/9/2014**

Site Name: Appledore Road/Woodchurch Road

Site Description:

This is a large triangular shaped site that lies between the Appledore Road and Woodchurch Road – the site lies to the rear of existing residential properties that front both of those roads. The site includes some mature trees.

No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0

1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Yes. Adjoins Knock Wood wildlife site 5m to north	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Yes. Site dotted with mature trees. TPOs along southern boundary and one in centre	-2
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Adjoins AONB Weald at Eastern tip	-1
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	No. Existing character is agricultural. The site is on the edge of the built area of Tenterden and development here would be detrimental to the existing townscape and rural landscape.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	The site, despite its size, is largely hidden from view by dint of built form at the west of the site. However there would be a substantial sprawl of development to the east, with views inevitable from Woodchurch Road in particular and from PROWS	-2
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Yes. Adjoins conservation area to west	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or	No	0

	registered Park/ garden?*		
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	--	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Less than 10% for both	-1
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	Given the size of the proposed development, provision of services will be expected.	1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Yes – Tenterden town centre 250m	1
6.3	Is the site located in close proximity to a GP Surgery?	Yes – Tenterden town centre 250m	1
6.4	Is the site located in close proximity to a Primary school?	Yes – Tenterden town centre 600m	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal	Yes – adjoins recreation ground to south	1

	open space, accessible by the public)		
7.2	Is the site located within close proximity of an equipped play area?	Yes – Tenterden recreation ground 600m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	As part of a development of this size, provision would be required	1
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes – but involves substantial clearance in some sectors (e.g. S)	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus stop	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No – potential entry points from Woodchurch Road	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			

11.1	Is the site located on existing, known mineral reserves?*	Majority of site outside; northern section on sandstone Tunbridge wells sand formation; south-eastern border on sandstone sandgate formation	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	-	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	-	0
12.3	Does the proposal include an educational component/ learning opportunities?	-	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes – 200m	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This is a substantial site, and its development would inevitably have a significant impact on the local community, landscape and character of the settlement. The site has various character areas, and while access to and from the site would be possible along Woodchurch Road, the pressure to place an access at the interface of Appledore Road – the link closest to the town centre – would necessitate the removal of dense sets of mature trees, while affecting existing resident amenity substantially. As the site adjoins the AONB to the east, views from the AONB will be compromised. The site is not considered suitable for development.			**Total: 3**

Site Ref: **WS9** **Date Survey Completed: 24/10/2014**

Site Name: **Hookstead**

Site Description:

The site is grassland with existing road access but the site rises sharply from the road frontage with an even sharper descent to west. There are mature trees on western boundary and a hedge border to the east.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	It would lead to village sprawl to the north in an area currently very sparse of built development. Development here would change the rural landscape	-1

2.3	Would there be an identifiable and cumulative visual impact from the development?	Potential for far-reaching views from the west. And impact on the setting of the windmill, and conservation area.	-2
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Across the road from Woodchurch Conservation Area to SE and within 90 metres of the Windmill (Archeologically important)	-1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Clappers Mead Grade II listed in adjoining field to SW. Mill Cottage and Fairview to North east. Windmill to east.	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes, but less than 10% 1 in 30; 10-50% 1 in 100	-2
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a	Yes – 250m	1

	Local Centre/ Shop?		
6.3	Is the site located in close proximity to a GP Surgery?	Yes – 600m	0
6.4	Is the site located in close proximity to a Primary school?	Yes – 400m	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Circa 400m	1
7.2	Is the site located within close proximity of an equipped play area?	Circa 800m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No - only car access, presenting a hostile pedestrian environment	-1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes – already constructed access point	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus route	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it	No	0

	deliverable?		
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No – small shed on NE of site	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0

Conclusion: This site is within reasonable proximity to local services of Woodchurch by foot and car although pedestrian links would have to be improved as it is located on a rural road with no footpath. **However, the site is not suitable for development due to its rural location and setting and its close proximity to the nearby Listed buildings and Archeologically important and listed Windmill, set within the Conservation Area. Development here would not be in keeping with this historic area, built form and surrounding rural landscape, as it is detached from the current built form of the village. The site is not considered suitable for development.**	**Total:** **0**

Site Ref: **WS27** **Date Survey Completed: 24/10/2014**

Site Name: **Land to the south of Rectory Close**

Site Description:

The site is grassland bounded by early 1990s development to the north of the site comprising large detached 2 storey houses. The site is relatively level but sloping down to the SE with commanding views to SE of site. A PROW runs NE to SW through the centre of site. The site is bounded by trees along the eastern edge to public open space.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the	No	0

	green corridor?		
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	No the development would be backland development, extending an existing cul-de-sac which is already extending into the countryside.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Potential view from SE and interruption of country views from north. Proximity to Grade I listed church and its setting.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No - but within 40m	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Within 70m of Church	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	--	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No – less than 10% for 1 in 100	-1
4.3	Is the site suitable to use SuDs infiltration systems?	No – low permeability	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			

5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Yes, circa 100m	1
6.3	Is the site located in close proximity to a GP Surgery?	Yes, circa 550m	0
6.4	Is the site located in close proximity to a Primary school?	Yes, circa 300m	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes – adjoining PROW to East	1
7.2	Is the site located within close proximity of an equipped play area?	No – open space but not equipped, though equipped play area 400m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes – PROW from NE to village centre and public open space	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Not currently – access via turning circle in narrow road housing estate – currently not open.	0

8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus route	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	Potential need for access route to be designed	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Majority Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0

Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: While this site is in very close proximity to local services and has fewer constraints than most sites in Woodchurch there are two key areas of consideration. The first is access, as links to main roads are highly constrained by the current neighbouring cul-de-sac form of development, potentially necessitating major works to create a new access point. The second is landscape character, and especially long-ranging views from the south, effectively extending the existing built up area of the village into open countryside. The site is not considered suitable for development.			**Total:** **6**

Site Ref: WS44 **Date Survey Completed: 24/10/2014**

Site Name: Land adj to HA development on Appledore Road, Woodchurch

Site Description:

The site is currently grassland adjoining the Bridge Close development. There is a double gabled corrugated iron roofed farm building to SE of site with a hedgerow boundary to the south. The site is completely hidden from main highway at the west. There is a gentle slope to the south with a small copse on northern boundary with mature native species.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland,	Yes – potential for loss of a significant copse on northern point	-1

	trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?		
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	No from NE; yes from W	0
2.3	Would there be an identifiable and cumulative visual impact from the development?	Viewpoint impact from south, but mitigated by existing new housing development. Highly visible from the north and east along busy routes entering the village.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	--	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No – closest flood zone across the B2067 beyond the site's north-eastern boundary	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event		

	and/or from the 1 in 30-year event?		
4.3	Is the site suitable to use SuDs infiltration systems?		
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	**Yes**	**1**
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Circa 1000m	-1
6.3	Is the site located in close proximity to a GP Surgery?	Yes, 150m	1
6.4	Is the site located in close proximity to a Primary school?	Circa 800m	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Far from recreation ground	0
7.2	Is the site located within close proximity of an equipped play area?	Circa 800m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No – potential for easy connection to footway at North through Bridge Close	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the	No	0

	20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?		
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes – bus route	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Sub-alluvial river terrace 2 to NE of site. Not located on reserves.	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0

12.2	If the site is being promoted for business uses, does it have access to broadband?	--	0
12.3	Does the proposal include an educational component/ learning opportunities?	--	0
12.4	Would it help support sustainable tourism?	--	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: While development of this site as proposed would mirror neighbouring recent development and would be a logical culmination in the semicircle of land between Brook Street and Appledore Road, providing a finite edge to the built form, it is not located within walking distance of all of the village services. Bridge Close – the housing site adjacent was permitted as an exception site for local needs housing, and therefore does not set a precedent for general demand housing in this location. **The site would be highly visible from the south and east, along busy routes through the village. The site is not considered suitable for development.**			**Total:** **2**

Site Ref: NW2 **Date Survey Completed:19/09/2014**

Site Name: Land at 10a Blackwell Road North TN24 0NU

Site Description:

This site forms the curtilage of a large single bungalow, which covers a site area of approximately 1.1 hectares. The area immediately around the bungalow to the south is located immediately to the rear of a number of listed buildings, whereas the north of the site is much more open in nature and is bounded by the River Stour. This part of the site is contained within the flood plain.

The site can be accessed at three different points, between the properties 8 and 10 on Blackwall Road; directly onto Kennington Road, between the properties 81 Kennington Road and 2 Blackwall Road and to the north of 99 Kennington Road. The later access point is due to be remodelled, through straightening of the road and this will provide an improved access at this point of the site.

The site is on the opposing side of the River Stour to the new Country Park, proposed at Conningbrook Lakes.

The eastern boundary of the site is marked by an agricultural track, which separates the site to arable fields.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No known impacts, not within or near European or National designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Adjoins wildlife site- Great Stour	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	There are a number of trees on the site but mostly around the edges. Development proposals could be designed to retain these trees	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Possible linkages to Conningbrook	1
1.5	Is the site located within or adjoining the green corridor?	No (the Green Corridor is on the opposing side of Kennington Road)	0

Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	No	0
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Development of this site for between 5-10 dwellings would have an impact on landscape/townscape because it would be out of character with the existing properties	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Negative impact. Increased residential development would have a negative impact on the existing houses in this area, as would be overbearing to the existing properties. Development to the north and east of the site would have a negative on the views across the countryside as this is currently an open site.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	In and adjoins a conservation area. Willesborough Lees	-1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Adjoins a large number of listed buildings	-2
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will negatively affect conservation area and listed buildings, especially their setting if a large number of new properties are built here.	-1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Part of site is in Flood zones 2 and 3 (constraint) 10 – 50%. Although this is only the northern part of the site.	-1
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No	0
4.3	Is the site suitable to use SuDs infiltration	No, low permeability.	0

	systems?		
4.4	Is the site within a groundwater source protection zone?	Yes	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes site is over 1 hectare	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The site is 900m from the closest local Centre, Church Road, Willsborough	-1
6.3	Is the site located in close proximity to a GP Surgery?	Willesborough Health Centre, Bentley Road between 800-1.6km	-1
6.4	Is the site located in close proximity to a Primary school?	800 – 1.6km Willesborough infant and junior schools.	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Site is opposite the newly proposed park at Conningbrook	1
7.2	Is the site located within close proximity of an equipped play area?	There is a small equipped play area at Abbey Way, Willesborough	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Less than 400m from nearest PROW	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple	No, the site is in Decile 8 of the IMD	0

	Deprivation 2010?		
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Via access road and direct access to northern part of site	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes close to Sustrans 18 Tunbridge Wells to Canterbury and also to local route.	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes, the site is located on bus route H, which has a frequent service between Ashford, Kennington and the WHH.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, the nearest surgery is Willesborough Health Centre, which is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	The site is the curtilage of a single property, so is classified as greenfield as it is a residential garden	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Partly on sandstone Sandgate formation	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Ungraded	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less	No impact on business units or	0

	business/ employment space?	employment generation	
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is located adjoining the area that has been designated as the Conningbrook Strategic Park and therefore once this development has come forward this Blackwall Road site will be in a more sustainable location. In addition, the recent works undertaken to straighten the Kennington Road have improved the site access to the north of the site. However, despite the improvements to this site, the site is not considered suitable for an allocation in the Local Plan due to its close proximity to the surrounding listed buildings, any development of this site would have an overbearing impact on their setting.			**Total: -5**

Site Ref: IO5 **Date Survey Completed:19/09/2014**

Site Name: Land at Lloyds Farm

Site Description:

Site is opposite The Meadows and the field has a clipped beech hedge with urban style landscaping onto the road. There are a couple of big trees in the middle of the field but otherwise trees are round the edge. The site is part of a larger field. New (un opened) shop on site of former Sweatman's garage is equidistant from this site and Stocks Road site IO6. This site is further from the village hall, church and school.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Hedgerow would need to be removed in places Some trees on the site but these could probably be avoided if development takes place.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Minor negative impact	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Minor negative impact	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No impact on cultural or historical assets	0
Objective 4: Water			

4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes site is at risk from both but only 10% coverage.	-1
4.3	Is the site suitable to use SuDs infiltration systems?	Infiltration low. Not suitable for SUDs	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No shop but 400 – 800m from village centre	0
6.3	Is the site located in close proximity to a GP Surgery?	No. More than 1.6km	-2
6.4	Is the site located in close proximity to a Primary school?	Yes. Within 400 – 800m	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes. Within 400 - 800m	0
7.2	Is the site located within close proximity of an equipped play area?	Yes. Within 400 - 800	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No footway but can join existing	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of strategic open space	0
7.5	Is the site close to landuse/s which may affect	No	0

	health and amenity?		
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 6	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Tenterden Surgery accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			

12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business unit/job regeneration	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No being promoted for business use	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No (Tenterden)	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: **This is a large site that lies at a key entrance to the village of Wittersham. The site is relatively unconstrained although the whole village lies with the AONB and this would be a significant expansion of the urban edge of the village into this open area. There would be a significant landscape impact at this point in the village. The site is not considered suitable for development.**			**Total:** -4

Site Ref: IO6 **Date Survey Completed:19/19/2014**

Site Name: Land North of Stocks Road

Site Description:

This is the southern part of a very much larger field which stretches all the way between Stocks Road in the south to the woods in the north. The field is in use for arable farming and the trees are on the margins of the field. The site could provide an alternative access to Jubilee Fields. There are detached dwellings on land opposite the site.

No.	**Site Assessment/ Screening Question**	**Assessment of effects, mitigation, uncertainties, assumptions**	**SCORE**
Objective 1: Biodiversity			

1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	No. Local Wildlife Site is 228m distant	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	TPOs on boundaries and hedges. Development could take place without loss of trees.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Within	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	No. Minor negative impact.	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	Negative impact	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No impact on historical or cultural assets	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in	At risk from 100 year and 30 year surface	-1

	30-year event?	water flooding but less than 10% coverage	
4.3	Is the site suitable to use SuDs infiltration systems?	Infiltration low permeability not suitable for SUDs	0
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes. Could provide affordable housing	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Yes new shop within 400m	1
6.3	Is the site located in close proximity to a GP Surgery?	No. More than 1.6km	-2
6.4	Is the site located in close proximity to a Primary school?	Yes. Within 400m	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes. Recreation ground opposite. Less than 400m	1
7.2	Is the site located within close proximity of an equipped play area?	Yes. Less than 400m	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No footway. Footpath within 400m	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of strategic open space.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 6	0

Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Tenterden Surgery accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job creation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business use	0
12.3	Does the proposal include an educational	Possible. Mention of school and community	1

	component/ learning opportunities?	facilities	
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: **This is a large site that lies on the edge of the built up part of the village of Wittersham. The whole village lies within the AONB and development of the site would be a significant intrusion into the countryside beyond the confines of the settlement and there would be a significant negative landscape impact. The site is not considered suitable for development.**			**Total:** 1

Site Ref: IO7 **Date Survey Completed:19/09/2014**

Site Name: Jubilee Fields

Site Description:

The site is part of a landscaped area that wraps around the eastern and north eastern side of the housing estate.

It is mostly grass but there are trees on the boundary with the adjoining field and hedging to the rear of some of the houses. The land gives access to a footpath across the adjoining field.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Site is just under 100m distance (98m)from local wildlife site.	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds,	There are TPOs on the northern and eastern margins.	-1

	streams and ditches or other features supporting protected species or biodiversity?		
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Yes. Within AONB but adjoining existing housing.	-2
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Minor negative impact on landscape	-1
2.3	Would there be an identifiable and cumulative visual impact from the development?	The site would be a small addition to existing housing and therefore would not create a visual impact to the area.	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	No	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect historic or cultural assets	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No	0
4.3	Is the site suitable to use SuDs infiltration systems?	No	0
4.4	Is the site within a groundwater source protection zone?	No	0

Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Site is proposed for Local Needs housing or affordable housing.	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No shop but close to village centre. Within 400m	1
6.3	Is the site located in close proximity to a GP Surgery?	No More than 1.6km	-2
6.4	Is the site located in close proximity to a Primary school?	400 -800m	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes. Within 400m	1
7.2	Is the site located within close proximity of an equipped play area?	Yes. Within 400 – 800m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Footpath runs through site	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Not designated POS	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Decile 6	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0

8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Tenterden currently accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0

13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: The site lies adjacent to the existing residential built up part of the village and the development of the site would have a limited landscape impact as a narrow site wrapping around the existing development. There are limited local constraints on the site although the village lies within the AONB. There are access issues. The site is not considered suitable for development at this stage.			**Total:** 1

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.