

Site Description:

The site is located between the south of Newtown Road and the railway, which is located on its Western Boundary. On the opposing side of the railway there is the McCarther Glen shopping outlet. The main access to the site is from Newtown Road, which bounds the site on its north eastern boundary. However, the site does share a boundary with Wainwright Place and an alternative access could potentially be achieved here. The south of the site is located adjoining Newtown Primary School, which is a listed building.

This site originally contained brick buildings/railway sheds associated with the railway sidings. However, these buildings were removed around 2011 and the site has been vacant since. At the time of this assessment the site was still covered in a large amount of rubble and concrete associated with the building demolition.

(Update January 2016- site now has been cleared of all rubble.)

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 on European or 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 any known impacts, 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?	Would result in loss of hedgerows and trees	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site could improve linkages and enable managed access	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/	Development likely to have a minor positive impact on landscape/townscape	1

	townscape?		
2.3	Would there be an identifiable and cumulative visual impact from the development?	Impact difficult to assess at this stage, development of derelict site should be a positive impact, loss of trees and hedges could be a negative impact	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	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Adjoins listed buildings to north and south	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not known whether development will enhance or detract at this stage.	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	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, poor permeability	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)	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 on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Next to retail outlet	1

6.3	Is the site located in close proximity to a GP Surgery?	Musgrove Park Medical Centre Beaver Road 800 – 1.6km accepting new patients	-1
6.4	Is the site located in close proximity to a Primary school?	Victoria Road Primary School 1.1km	-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)	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	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Close to railway	-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?	Yes the site is ranked 5849 out of 32482 (Decile 2), of the IMD 2010 and therefore is in the 20% most deprived	1
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 sustrans route 18 Tunbridge Wells to Canterbury and 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?	Yes, the site is just over 500m from the Railway Station. But, it is located on an direct bus route and buses are also available from the outlet shopping centre	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	2
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No, the site has been cleared	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?	Jobs could be created as part of the new tourist attraction being promoted, see below	1
12.2	If the site is being promoted for business uses, does it have access to broadband?	Site located in the urban area, so would have access to superfast broadband speeds	1
12.3	Does the proposal include an educational component/ learning opportunities?	Yes, site being promoted for a railway museum, which will include a learning space	1
12.4	Would it help support sustainable tourism?	Site being promoted for Railway museum	1
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	Yes, next to Retail Outlet	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 at Klondyke scores very highly on the sustainable appraisal and subsequently is considered suitable for allocation in the Local Plan. Due to the high score, this site would be suitable for use as a museum and equally for residential development. Development here would provide the opportunity to improve the landscape as well as bring forward a brownfield vacant site.			Total: 15

Site Name: Newtown Works

Site Description:

The site is flat with access at its western end on to Newtown Road. The south eastern end of the site has planning permission for residential uses and is currently under construction. However, there is still a large remaining area of the site that is vacant and has been cleared.

This area comprises of:-

- the majority of the former railway works at Newtown
- five listed buildings. These are former railway buildings and are the longest listed buildings in the Country
- large areas of concrete hard standing
- some remains of railway lines
- a bank of vegetation including some trees covered by TPO on the southern (Newtown Road) edge of the site. This bank varies in height from nothing at the eastern and western end of the site to 5metres high in 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?	Would not have any known impacts on European or 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 any known impacts, 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 bank of vegetation on the Newtown Road boundary, forms part of a habitat network in this area of vacant sites.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site would not improve linkages	0
1.5	Is the site located within or adjoining the green corridor?	Not within or adjoining	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of	No	0

	Outstanding Natural Beauty?		
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	This site is currently derelict vacant land with no active frontage onto Newtown Road and therefore, development would improve this area, helping to link this development to the existing housing at Newtown.	2
2.3	Would there be an identifiable and cumulative visual impact from the development?	This site is currently derelict vacant land and therefore development in this area will have a positive impact on landscape/townscape	2
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 not within or adjoining either an area of archaeology importance or a conservation. But it is in an area of archaeology importance.	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The site contains a number of listed buildings (locomotive workshops) on its north-eastern boundary and there is a listed building on the adjoining site on its north-western boundary.	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Development of this site could enhance the setting of the listed buildings on this site as they are currently to the rear of vacant, derelict plot	1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	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?	No, poor permeability	0
4.4	Is the site within a groundwater source protection zone?	No the majority of the site is not in a Groundwater protection 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	Yes	1

	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 impact on facilities, as the site is already vacant	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Next to retails outlet	1
6.3	Is the site located in close proximity to a GP Surgery?	Musgrove Park Medical Centre Beaver Road 800 – 1.6km accepting new patients	-1
6.4	Is the site located in close proximity to a Primary school?	Victoria Road Primary School 1.1km	-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)	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	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Close to railway	-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?	Yes the site is an area ranked 5849 out of 32482 (Decile 2), of the IMD 2010 and therefore is in the 20% most deprived	1
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 sustrans route 18 Tunbridge Wells to Canterbury and 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?	Although the Railway station just over 500m, the site is located on a direct, frequent 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?	Yes, further development of this site is reliant on a number of infrastructure project. Please see policy U2 of the Urban Sites and Infrastructure DPD	-1
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, and it would bring contaminated land back into use	2
10.2	Would development involve the reuse or redevelopment of derelict buildings?	Yes, development proposals would bring the listed buildings back into use	1
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 this is an urban site	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Yes, the site is being proposed for mixed use development	2
12.2	If the site is being promoted for business uses, does it have access to broadband?	Yes, the site is located in the urban area, with access to the superfast broadband	1
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, next to Retail Outlet	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 significant brownfield site, that scores very highly in the Sustainability appraisal, it is suitable for redevelopment. There are a number of important listed buildings on the site which will need to be retained and incorporated into any redevelopment schemes. Planning permission exists for redevelopment for residential and related uses			Total: 17

Site Name: Former Ashford South Primary School

Site Description:

This former primary school is principally vacant with a small number of the buildings being let on a short-term basis for community uses and clubs, it is located off Jemmett Road. The site is land-locked, located to the west of the existing K College site and north of the Ashford Oak Tree Primary School. Immediately abutting the eastern boundary of the site is a public right of way.

The western boundary of the site contains a number of mature trees and there are a small number of trees with TPOs located to the west of the existing buildings.

The site is currently allocated in the Urban Sites and Infrastructure DPD for residential development with an indicative capacity of 110 dwellings.

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. No impact	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 a 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, streams and ditches or other features supporting protected species or biodiversity?	The site is a large brownfield site, so redevelopment would not have an impact on the habitat network. Redevelopment of the site actually offers new opportunities to improve habitat links through the site, through site design.	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	See above and redevelopment of the site actually offers new opportunities to improve habitat links through the site, through site design.	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/	Yes, the site is already built on and is located in a residential area, so additional residential development here would compliment the	2

	townscape?	surrounding townscape. Because the school buildings are old and of poor quality, new residential development is likely to improve the townscape	
2.3	Would there be an identifiable and cumulative visual impact from the development?	There would be a positive impact as residential development would be less intrusive than the large existing school buildings	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 is a small area of archaeology potential beneath the site. However, this is already underneath existing buildings.	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Has no impact, as not located near them	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Would not effect	0
Objective 4:Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	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 known, as not assessed as part of the SFRA work	0
4.3	Is the site suitable to use SuDs infiltration systems?	Information not available for this site	0
4.4	Is the site within a groundwater source protection zone?	Not in an area of groundwater vulnerability	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, this is a large site in the urban area and over the threshold 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?	Yes, there will be a loss of the existing vacant primary school. Parts of the school are	-1

		currently rented to community groups	
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The nearest shops to the site are on Brookfield Road, these are between 400-800m from the site	0
6.3	Is the site located in close proximity to a GP Surgery?	St Stephens Health Centre and Musgrove Park Medical Centre are both 800m from the site	0
6.4	Is the site located in close proximity to a Primary school?	The site is directly adjoining Ashford Oaks 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 within close proximity (150 metres) of Victoria Park.	1
7.2	Is the site located within close proximity of an equipped play area?	There is a large play area at Victoria Park	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, the site is has pedestrian pavements surrounding the site and the site is located on the learning link PROW	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	The site would result in the loss of some of the school playing fields, but this is not accessible to the public.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not near 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 3. In the 30% most deprived	0
Objective 8:Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	No, the primary school site is currently land locked	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, the site is located directly on the 'Learning Link' cycle 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, there is a bus stop on Jemmett Road, opposite Langholm road. This is than 400m from the site	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?	Yes, this site is dependent on the K College site coming forward before it can be developed, because it landlocked	-1
9.2	Is the nearest GP surgery currently accepting new patients?	St Stephens Health Centre and Musgrove Park Medical Centre are accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Yes, the site is a former primary school site	2
10.2	Would development involve the reuse or redevelopment of derelict buildings?	There is the potential to reuse some of the buildings. Alternatively they could be knocked down and replaced	1
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 in the urban area of Ashford	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 is an existing allocation in the Urban Sites and Infrastructure DPD and a suitable site for allocation in the Local Plan 2030. The site would be available for development in years 6-10 time after its temporary use for a primary school has expired and the K College site redevelopment is complete.	Total: 15
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Site Name: K College- Jemmett Road

Site Description:

This site is currently an in use further education college campus located on Jemmett Road. Most of the southern half of the site accommodates the college buildings and a significant amount of hard standing and car parking. The northern half of the site tapers into the former Ashford South Primary School access road and is largely overgrown scrub with a number of trees, although it was once occupied by buildings in educational use. The disused nature of this part of the site means that it has a degree of ecological value.

Immediately abutting the western boundary of much of the site is a public right of way. The northern part of the site contains a number of mature trees within the site curtilage, some of which are protected by a Tree Preservation Order. These should be considered for retention to help provide wildlife havens, habitat links and visual softening of the development.

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 near or adjoining internationally or nationally designated sites	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Not near an 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 northern area of the site is overgrown scrub with a number of trees, although it was once occupied by buildings the disused nature of this part of the site means that it could have a degree of ecological value.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	The northern part of the site contains a number of mature trees within the site curtilage, some of which are protected by a Tree Preservation Order. These could be considered for retention to help provide wildlife havens, habitat links and visual softening of the development.	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	No the site is in the urban area	0

	Outstanding Natural Beauty?		
2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	Yes, the site is already built on and is located in a residential area, so additional residential development here would compliment the surrounding townscape. Because the school buildings are old and of poor quality, new residential development is likely to improve the townscape	2
2.3	Would there be an identifiable and cumulative visual impact from the development?	There would be a positive impact as residential development would be less intrusive than the large existing school buildings	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, has no impact	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not effect	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?	Not known, as not assessed as part of the SFRA work	0
4.3	Is the site suitable to use SuDs infiltration systems?		
4.4	Is the site within a groundwater source protection zone?	Not in an area of groundwater vulnerability	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	Yes, this is a large site in the urban area and over the threshold to provide affordable housing	1

	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?	The site will result in the loss of the College, however, this will be reprovided in the town centre	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The nearest shops to the site are on Brookfield Road and Beaver Road, these are between 400-800m from the site	0
6.3	Is the site located in close proximity to a GP Surgery?	Yes the site is within 400m of Musgrove Park Medical Centre	1
6.4	Is the site located in close proximity to a Primary school?	Yes, the site is located less than 400m from Ashford Oaks 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 within close proximity (150 metres) of Victoria Park.	1
7.2	Is the site located within close proximity of an equipped play area?	There is a large play area at Victoria Park	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, the Jemmett Road side of the site has a footway surrounding it and the site is located on the 'learning link' pedestrian and cyclist route	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?	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 4	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, the site is directly adjoining Jemmett Road	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, the site is located directly on the 'Learning Link' cycle 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, there is a bus stop outside the college opposite Langholm Road.	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?	Musgrove Park Medical Centre is the nearest surgery to the site and it is currently accepting 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 former education college	2
10.2	Would development involve the reuse or redevelopment of derelict buildings?	There is the potential to reuse some of the buildings. Alternatively they could be knocked down and replaced	1
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 in the urban area of Ashford	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?	Yes, this site is owned by K College. By redeveloping this site, the college will have the capacity to move to a purpose built site in the Town Centre	1
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?	Yes, this site is owned by K College. By redeveloping this site, the college will have the capacity to move to the Town Centre	1
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is an existing allocation U6B in the Urban Sites and Infrastructure and is therefore suitable for re-allocation in the Local Plan 2030. The new college site in the Town Centre is currently under construction and once the college has relocated this site would become a suitable housing site.			Total: 18

Site Name: Romney Marsh Road

Site Description:			
<p>This site is a large area of land used for grazing, and has trees, hedgerows and scrub scattered throughout. It runs along one of the main roads into the town centre and the outlet shopping centre. There are a mixture of uses surrounding the site these consist of mainly terraced 2-storey residential to the west, with some industrial units and the train station. To the north, west of B&Q, there is a small business park and a retail park. The Outlet and Asda are on the opposite side of the dual carriageway (Romney Marsh Road) to the east.</p>			
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 southern parcel of the site is within the South Willesborough Dykes LWS, although is not proposing built development in this area.	-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?	Potential to enhance to the south but would negative impact on the northern parcel	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 area is very open at present and development well screened on this side of the dual carriageway and development would impact on this open landscape. The Outlet and Station are prominent landmarks in the skyline on the opposite side though so development would be in keeping.	0

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	-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 – whole site is within floodzones 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?	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 at this settlement	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)	Site not being proposed for 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?	Potentially offer of leisure services	1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Asda – less than 400m However its not a residential proposal	1

6.3	Is the site located in close proximity to a GP Surgery?	600m – Musgrove Park However its not a residential proposal	0
6.4	Is the site located in close proximity to a Primary school?	Less than 800m – Victoria Road However its not a residential proposal	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 green space but not public. The nearest POS is Victoria Park and Newtown Green	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) However its not a residential proposal	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?	Loss of Local 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, in decile 4	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 – within 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 – 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 scale/significant infrastructure to make it deliverable?	No	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?	Will include employment space	1
12.2	If the site is being promoted for business uses, does it have access to broadband?	Yes, in urban area	1
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	Yes, hotel forms part of the proposal	1
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 shops/services?	No	0
Conclusion: Being located close to Town the site has excellent access to, highways, services and public transport. Development here of a hotel could potentially have a positive impact on town centre tourism and town centre vitality. However, the site falls completely within floodzones 2 & 3 and the locally			Total:

designated green corridor. Development of this site would change the entrance to the town along this busy road, and have a negative impact on the green infrastructure network and the biodiversity within it.

4

Site Name: Lower Queens Road

Site Description:			
<p>The site is at the eastern end of Lower Queens Road and adjacent to the Invicta Press works to the south. Existing residential development lies to the north and the site adjoins the Green Corridor to the east. The northern half of the site is currently unmanaged woodland, with the southern part currently forming the Invicta Press car park. It has an existing residential allocation in the Urban Sites and Infrastructure DPD.</p>			
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, Great Stour, Ashford to Fordwich Local Wildlife Site, no known impacts	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 currently partly unmanaged woodland that has a limited number of tree species and is overgrown with brambles. There are no TPO trees on the site.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	The site adjoins the green corridor to the east. Development provides the opportunity to enhance the eastern part of the site which is currently brambles and to provide access to the green corridor.	2
1.5	Is the site located within or adjoining the green corridor?	Yes	-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 site is located within an urban setting. It is currently a car park and unmanaged woodland so development has the potential to improve the character of the existing townscape.	2
2.3	Would there be an identifiable and cumulative visual impact from the development?	No, a relatively enclosed site within an urban setting, no impact	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 in conservation area but in area of archaeological importance	-1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	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 Ashford historic assets	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in flood zone 2 or 3.	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?	In 1 in 30-yr flood event	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Unknown at this point	
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)	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?	Loss of car park that facilitates current employment uses at the press works	-1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Approx. 200m from Ashford town centre	1
6.3	Is the site located in close proximity to a GP Surgery?	Approx. 0.5km from Sydenham House Medical Centre	0
6.4	Is the site located in close proximity to a Primary school?	Approx. 0.5km from St. Teresa's Catholic 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)	Site adjoins Queen Mother Park	1
7.2	Is the site located within close proximity of an equipped play area?	Approx. 200m from Heathfield play area	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Footpath runs along the western edge of the site boundary.	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 Deprivation 2010?	No, the site is in Decile 4	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, access via end of Lower Queens Road	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 runs through Queen Mother Park less than 100m	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Approx. 250m from frequent bus route along Canterbury 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 site is located an equal distance of two GP surgeries, Hollington Surgery at Blue Line Lane and Sydenham House at Mill Court. Both surgeries are accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	In part, currently part of site car park	1
10.2	Would development involve the reuse or	No	0

	redevelopment of derelict buildings?		
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, urban site	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No, however this site does currently form part of the parking provision for the Invicta Pressworks site and this would need to be taken into consideration should any planning applications come forward on the site	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No 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, close to town centre	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 is in a sustainable location close to the town centre. It is suitable for residential development and would provide an opportunity to provide managed access to the green corridor as well as enhance this location.			Total: 7

Site Name: Kennard Way, Henwood

Site Description:			
<p>This site is located on the north eastern edge of Ashford Town Centre, off Hythe Road. It is situated between a residential area to the south and east and the Henwood Industrial estate to the north and west. The site is currently comprises rough scrubland, with a pond and some mature vegetation in the western part, this part of the site also lies within the flood zone. The adjacent Industrial estate comprises of a mix of warehouses, office blocks and open storage areas. The residential areas to the south and east are mainly two-storey terraced and semi-detached houses. The site currently contains two access points, one from the Industrial Estate in the north and one from Kennard Way, which is a private road, un-adopted by the Highways Authority. The site has good access to local services due to the edge of town location.</p>			
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?	No the site is located within the middle of a built up area	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, although the site is located in the middle of the urban area. It is overgrown and contains a large pond. This site therefore forms part of the habitat network within the urban area.	-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, not within or adjoining	0
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?	Yes, the site is currently sandwiched between residential development and the business units at Henwood. Development could be designed to ease the transition between this built form.	1

2.3	Would there be an identifiable and cumulative visual impact from the development?	The site is currently surrounded by large, tall fencing and therefore development on this site would not have a cumulative impact as you currently can't see into the site.	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 adjoining an area of archaeology on its southern boundary. However, this has already been built on by residential development. The western extent of the site falls within in area of archaeology 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?*	The western extent 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 unavailable for this site	0
4.3	Is the site suitable to use SuDs infiltration systems?	Data unavailable for this site	0
4.4	Is the site within a groundwater source protection zone?	Yes, the site is in an area of Minor groundwater 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, this site is large enough to accommodate affordable units	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 the site is currently vacant land	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	There are a number of shops located on Hythe Road and there is also a Tesco Metro off Mill	0

		Court. All between 0.4-0.6km from the site	
6.3	Is the site located in close proximity to a GP Surgery?	The nearest GP surgery to the site is Sydenham House which is 0.6km from the site	0
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 1.25km 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, there is a green open space at Martyrs Field and Queen Mothers Park, 0.6km from the site. There is also an allotment field less than 100m from the site.	0
7.2	Is the site located within close proximity of an equipped play area?	Yes, there is an equipped play area located at the end of Gordon Close, 100m from the site	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, the site directly adjoins a public footway	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No, the site is currently vacant land at the edge of an industrial estate which is inaccessible to the public.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	The site is directly adjoining B1-B8 business units. However, these are unlikely to impact on health, due to there current uses. In addition, these units already have residential uses surrounding them.	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 is in Decile 6	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, the site has direct access onto Kennard Way. There is also a second alternative access through the Henwood Industrial Estate	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, there is a local cycle route at the end of Gordon Close, less than 100m 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 are bus stops on Hythe Road and Wellesley Road, less than 5 mins walk from the site. The site is also within a walkable distance of the International 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?	Yes, Sydenham House doctor's surgery is accepting new patients.	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, but in the urban area so could provide increased densities and is in a sustainable location	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No the site does not have any buildings on it.	
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?	The site has an existing allocation for B1-B8 business units in the Urban Sites DPD. So although it hasn't been built, there would be a loss of allocated business units.	-1
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?	Not applicable	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 within walking distance of the town centre	0
13.2	Would the site contribute to the regeneration	No	0

	and revitalisation of Ashford town centre?		
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site provides a large undeveloped area in the middle of the urban area of Ashford. Although the site has previously been allocated for employment uses, the site has never come forward. Therefore, in light of the other residential uses surrounding the site and its sustainable location, the use of the site for residential purposes would now be seen as a suitable alternative.			Total: 4

Site Name: Leacon Road (Policy U7)

Site Description:			
<p>The site lies to the south of Chart Leacon Rail Depot and sidings which is on raised ground to the rear of the site. The river Stour flows parallel with the site to the south and is bordered by an area of rich grassland and mature trees as part of the green corridor. Leacon Road marks the start of the 'Victoria Way' link into the town centre and International Station so the site is in a prominent road link. The site is currently a disused area of hardstanding and redundant sheds. There is a tree and hedge line along the south boundary, screening the site in many places from the road. To the west is the Matalan superstore.</p>			
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 around the southern boundary at present, but these could be retained within redevelopment proposals	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Potential for new and additional areas of open space in redevelopment proposals	1
1.5	Is the site located within or adjoining the green corridor?	Yes – Green corridor is on the opposite side of Leacon Road to the site	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?	Site currently has a negative impact upon the character of the townscape, and redevelopment has the potential to significantly improve the townscape.	2
2.3	Would there be an identifiable and cumulative visual impact from the development?	Redevelopment proposals provide an opportunity to provide a positive 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?	Will not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Majority of site is within flood zone 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 is at risk from the 1 in 30 year and 1 in 100 yr surface water 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?	Majority of site within Minor SPZ. A small part of the eastern and western corners of site in Major SPZ.	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?	820m to Brookfield court	0
6.3	Is the site located in close proximity to a GP Surgery?	1000m - Singleton	-1
6.4	Is the site located in close proximity to a Primary school?	900m – Godinton and Ashford Oaks	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?	600m to Hillbrow Lane, 650m from Victoria Park	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, on boundary of site	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?	Railway line to the North	-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?	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	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	0
Objective 11: Minerals and Waste and Soil			

11.1	Is the site located on existing, known mineral reserves?*	Yes – within sub-allevial-river-terrace 1&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?	Site is unused at present	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	1
13.3	Would the site result in the loss of shops/services?	No	0
<p>Conclusion: Redevelopment provides an opportunity to improve the character of the area and have a positive impact upon the vitality of Ashford Town Centre. Being located on Victoria Way the site has excellent access to services and public transport. There will be loss of employment space as a result of redevelopment; however the majority of this is currently unoccupied, and was not considered to be required for employment in the Core Strategy. In the Urban Sites DPD the site was allocated for 100 dwellings.</p>			<p>Total: 8</p>

Site Name: Gasworks Lane (Policy TC14)

Site Description:			
<p>The site lies at the western end of the Southern Expansion Quarter between the railway to the north and Victoria Way to the south. To the west of the site is Leacon Road Industrial Estate, and to the east is vacant land known as Powergen North. The western end of the site includes a gas holder which is in the process of being decommissioned with the remainder being vacant land. The site is flat. Vehicular access is currently provided from Gasworks Lane.</p>			
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, within 500m	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?	Some trees/shrub along the boundaries of the site, could be maintained as part of development. No protected trees on site.	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?	Development of the site provides the opportunity to have a significant positive impact upon the character and quality of the townscape, of a currently derelict site.	2
2.3	Would there be an identifiable and cumulative visual impact from the development?	Development of the site provides the opportunity to have a positive visual 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 effect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Flood zone 2 and 3 along southern and eastern boundaries. Only a very small part of the site, which could be avoided by new development.	-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?	Very small part of site in 1 in 100 year event so has not been scored negatively for this	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?	Yes, eastern half of site is within minor 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)	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?	Assumed all residential development with no gain in services	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Less than 400m - Ashford Town Centre	1
6.3	Is the site located in close proximity to a GP Surgery?	800m – 1.6km Blue Line Lane	-1
6.4	Is the site located in close proximity to a Primary school?	Less than 400m – Victoria 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)	Less than 400m – Victoria Park	1
7.2	Is the site located within close proximity of an equipped play area?	Less than 400m – Victoria Park	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Directly adjacent to site	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Railway Line	-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?	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, within 400m of a 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	0
9.2	Is the nearest GP surgery currently accepting new patients?	No	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Yes and contaminated	2
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, Eastern half of site within Sub Alluvial River Terrace Mineral Safeguarding 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)	No	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Previously allocated for some employment use, unknown at present whether employment space is likely, assumed none.	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 – Ashford Town Centre	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Yes	1
13.3	Would the site result in the loss of shops/services?	No	1
<p>Conclusion: The site scores very well in the environmental sections, being a previously developed site and currently vacant and underused. Redevelopment provides an opportunity to improve the character of the area and have a positive impact upon the vitality of Ashford Town Centre. Being located in close proximity to the town centre the site has excellent access to services and public transport. Whilst the site is located adjacent to the railway line, suitable mitigation can be provided to reduce any impact of noise upon potential future residents. Only small parts of site within flood zones 2 and 3, which can be easily avoided by any new development. The site is highly suitable for residential or business development, although need to consider further the viability and deliverability of such proposals.</p>			Total: 13

Site Name: COMMERCIAL QUARTER

Site Description: The site slopes downwards from station road towards the river where the land flattens. It is a substantial brownfield site adjacent to the international and domestic railway stations and includes a number of existing uses, including office, retail, leisure, as well as a public car park. Most of the site is underused as it incorporates a substantial area of land that is used for surface level car parking and houses a number of small buildings on various plots. Site is surrounded by roads on two sides and on the others sides by the river and offices in active use. Beyond these the area is made up of built development, including the station, offices and buildings, reflecting its town centre location.

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?	Yes	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?	Yes – development of the site enables the possibility of improvements and enhanced accessibility to the Green Corridor which is adjacent.	2
1.5	Is the site located within or adjoining the green corridor?	Yes, it adjoins.	-1
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?	Yes, development on this site has the potential to enhance the built form of the town centre through high quality design. This would provide the town centre with a bold entrance on a key access point.	2
2.3	Would there be an identifiable and cumulative visual impact from the development?	Yes, although this could in part be mitigated through design where the opportunity to generate strong desire lines to St Mary's	1

		church exist.	
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 the conservation area.	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Yes, listed building Whist House	1
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Yes, see 2.3. Proposals also intend to reuse heritage assets on site.	1
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Small parts of the site, near the river bed are in Flood Zones 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?	Parts of the site near the river.	-2
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)	Yes.	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?	Yes, complementary uses are planned on site and the town centre includes a range of substantial provision nearby.	1
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?	Yes	1

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	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?	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	1
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	Unknown	0

	network to provide for the site?		
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?	Yes	2
10.2	Would development involve the reuse or redevelopment of derelict buildings?	Yes. Whist house and a number of attractive historic assets on site are envisaged to be retained and brought back into active use.	1
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?	Yes, significant office development	2
12.2	If the site is being promoted for business uses, does it have access to broadband?	Yes, once developed it will become one of the key employment sites in the borough.	1
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 it is located near to Ashford town centre	1
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Yes, development on this site is a key opportunity to enhance the regeneration of the town centre.	1

13.3	Would the site result in the loss of shops/services?	No	0
<p>Conclusion: It has long been the Council's ambition for this site to play a key economic driving role to support wider growth in the town and its location and characteristics suggests that this remains a sound planning objective. It is a substantial, underused brownfield site in a highly sustainable location. The site is partially in the flood zone and green corridor, however these areas can be avoided as part of development and impact mitigated where necessary.</p>			<p>Total: 23</p>

Site Name: Willesborough Lees Park

Site Description:

This is a large site, 27.8ha, the northern half of which lies in the floodplain of the R.Stour. It currently forms a network of agricultural fields, currently in an arable rotation. The field boundaries are delineated by hedgerows and through the centre of the site by a large band of trees covered by a TPO. This band of trees continues (although not the TPO) along the M20 in the southern part of the site, providing screening and protection.

The northern boundary of the site is defined by the railway line, which have the sewerage works on the opposing side. The north eastern boundary is bounded by river stour and beyond this the factories of Premier Foods and Givaudan. The south western boundary is marked by the M20 Motorway and the southern boundary by the housing development of Abbey Way.

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?	Yes, the Great Stour LWS runs across the north eastern boundary, following the R.Stour	-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 protected species or biodiversity?	Yes, the site is divided in the centre by a narrow band of mixed shrub woodland which is covered by a TPO. There is also an additional area of woodland (not within the TPO) which is located in the southern part of the site, directly adjoining the motorway. Development of the site would have an impact on these wooded areas.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site would not improve linkages or enable managed access.	0
1.5	Is the site located within or adjoining the green corridor?	Half of the site is contained in the Green Corridor	-2
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	Not in an AONB	0

2.2	Would development of the site respect the existing character and quality of the landscape/ townscape?	The prevailing landscape in this area is dominated by the Givaudan and Premier Foods Factories, so development would be able to respect this existing townscape and compliment the built form	1
2.3	Would there be an identifiable and cumulative visual impact from the development?	The development would have a visual impact on this part of Ashford, as it currently forms a large open area on one of the key routes on the edge of the urban area. However, the site is very flat and adjoining factories, so it is likely that this impact is going to be minimal	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	A small part of the sites adjoins the Willesborough Lees Conservation area. Archaeology not applicable	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	The site adjoins the single Listed Property called Brisley Rise. However, this site is located within a large curtilage and so development is likely to be minimal.	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?*	50% of the site is contained in floodzone 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?	Yes, the site is located in at risk from both the 1 in 100yr and 1 in 30yr flood event	-2
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?	Yes, the site is in an area of Minor Groundwater 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 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?	The site is being proposed for housing, so would not gain any new facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	There is a small local centre at the Little Burton Farm development and there is also another centre on Church Road Willesborough, which is 750m from the site	0
6.3	Is the site located in close proximity to a GP Surgery?	The nearest GP surgery is Willesborough Health Centre and this 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 Willesborough Infant School, which is 1.1km 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 opposite the proposed Conningbrook Lakes Country Park	1
7.2	Is the site located within close proximity of an equipped play area?	Yes, there is a small play area in Abbey Way. Also there is the potential to provide additional play facilities as part of the Conningbrook Country Park	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, there is a footpath running through the site	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	This is an agricultural field, currently in an arable rotation, so it would not affect public open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Yes, the site is next to the Givaudan and Premier Foods factories and the sewerage works. These would provide prevailing smells to this site.	-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, the site is in Decile 8 of the rankings. This is one of the least deprived areas.	0
Objective 8: Sustainable Travel			

8.1	Is there direct access to the site from the public highway?	Yes, there is direct access to the site on Kennington Road, but further work would need to be undertaken to ensure the site has a safe access junction, as Kennington Road is not straight in this location.	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, national cycle route 18, directly adjoins the site on the northern boundary	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 H Line runs along Kennington Road and this has frequent service	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 due to current layout of Kennington Road, further work would need to be undertaken to ensure the site can achieve a safe access.	-1
9.2	Is the nearest GP surgery currently accepting new patients?	The nearest surgery is Willesborough Health Centre and this is currently accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No this site is a greenfield site	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No, there are no buildings on the site	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes, the part of the site within the floodplain and included within the green corridor is in an area of gravel 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)	The site is located in Grade 3 agricultural land	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less	No	0

	business/ employment space?		
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: Following this full Sustainability of the site, the site has scored poorly when compared with reasonable alternatives. Half of the site falls within the floodzone and the Green Corridor, in addition it is directly adjoining a Local Wildlife Site. The part of the site which is not in the flood zone is directly adjacent to the motorway. The land is also located between the Sewerage Works and Premier Foods and Givaudan factories. The access to the site would also need further investigation as the access would need to be via the Kennington Road, which is narrow and over utilised in this area.			Total: -7

Site Name: Land at Willesborough Lees (Policy U14)

Site Description:			
<p>This site directly adjoins the built up urban area of Ashford and is located to the south of the William Harvey Hospital. It opens out onto attractive open countryside on the eastern edge of the town. At its western edge, the site directly adjoins the Conservation Area at The Street. Hinxhill Lane forms the northern edge that slopes up to the small settlement of Hinxhill and at the southern edge is the A20. The site is characterised by rolling countryside with some substantial areas of woodland, designated as Other Long Established Woodland). Directly adjoin the A20, the site encompasses the properties of Highmead House and Warren Lodge.</p>			
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 near European or nationally designated sites.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Yes. Willesborough Lees and Flower Garden Wood. Minor negative impact	-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?	The site is predominantly arable but includes an area of ancient woodland identified under OLEW 2009 (Other Long Established Woodland)	-2
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Could be designed to improve managed access and improve linkages	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?	Negative impact on landscape	-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?*	Not within or adjoining	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Listed buildings in adjoining conservation area	-1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Development could be designed to enhance setting of adjoining conservation area and listed buildings	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Zone 2 on very small area at south eastern margin of site area.	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?	Two very small areas affected by 100 year event	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Yes, previous allocation. Extensive work undertaken on this.	1
4.4	Is the site within a groundwater source protection zone?	Major part of site is within groundwater protection 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)	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?	Will enable new access road to hospital	1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Less than 400m from Tesco	1
6.3	Is the site located in close proximity to a GP Surgery?	Willesborough Health Centre (1.1km) 800 – 1.6km	-1
6.4	Is the site located in close proximity to a Primary school?	Willesborough Infant School and Willesborough Junior School (0.93 km) 800 – 1.6km	-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)	800 – 1.6km from existing public open space. Site is very large and could include P.O.S.	-1
7.2	Is the site located within close proximity of an equipped play area?	Play area 800 – 1.6km but could accommodate one	-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?	Loss of strategic 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 8	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, within 1.6 (1.1)km of sustrans route 18 Canterbury to Tunbridge Wells also 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?	Buses from hospital	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?	Yes	-1
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, ¾ of site 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)	Most 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 impact on business unit/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?	Tesco opposite	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
<p>Conclusion: This site has an existing allocation in the Urban Sites and Infrastructure DPD, for 200 dwellings and secondary access road to hospital. The site remains suitable for allocation in the Local Plan and has the potential to significantly improve access to the William Harvey Hospital by creating a link road from the A20 through the site to an existing gateway at the hospital in the north of the site. By closing access to the Hinxhill Road from Lacton Green this will significantly reduce local traffic using the Hinxhill Road as a rat run to villages north of the town. Developing the site also has the potential to improve pedestrian / cycleway access to the town centre, if pathways are improved to and around the M20 J10.</p>			<p>Total: -5</p>

* 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.