

Site Ref: WC18 & 19

Date Survey Completed: 03/02/2017

Site Name: Land at Pope House Farm, Ashford Road, High Halden

**Site Description:**

This site relates more to the settlement of St. Michaels than High Halden (The parish in which it is located) as it adjoins the northern edge of St.Michaels, opposite the London Beach Golf Club/Hotel and The Little Silver Hotel.

The site is currently agricultural, with large buildings in place around Pope House Farm in the southern nib, and two fields making up the remaining area. These fields have a distinct north south boundary line in the centre, which is defined by a mature tree and hedgerow and also a natural drainage ditch. The boundaries of the site are also largely defined by tree and hedgerow boundaries and the site is flat with long views to the wider countryside.

To the south of the site, is Pope Farm House, and associated oast and other buildings. Beyond this is a narrow rural lane, Pope House Lane, which serves a few large properties to the south. The site adjoins the open countryside to the east and the adjoining residential areas to the south currently consist of mainly of large detached properties.

There are a number of mature trees and hedgerows and ponds and drainage ditches in and around the site boundary and an established hedgerow boundary on the road frontage and is bordered to North by conifers and to East by mature natives.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
<b>Objective 1: Biodiversity</b>			
1.1	Is the site located within or adjoining a designated habitat?	Site is not within or near to internationally / nationally designated site.	0
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	Site located 222m north of Knock Wood LWS which is also ancient woodland	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	No TPOs on site. There is a tree line that segments the site from north to south and so some minor losses could result if developed.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No – within rural Ashford	0
<b>Objective 2: Landscape</b>			
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	There are currently large single detached dwellings along Ashford Road frontage in	-1

	landscape/ townscape?	this location, and most are set back from the road frontage, but development on the western edge would extend the current built form of this area. The site extends further into the east than current built form and development would have a negative impact upon the rural landscape setting in this part of the site.	
2.3	Would there be an identifiable and cumulative visual impact from the development?	The east of the site is more open than the western half of the site and development of this area would result in a negative impact which is considered countryside and can be viewed from the wider setting.	-1
<b>Objective 3: Cultural Heritage and Archaeology</b>			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	St. Michaels Conservation Area is located approx. 300m south of the site.	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Pope House Farmhouse (Grade II) is located just to the immediate south of the site but as the site here is currently agricultural buildings - development could have a positive impact upon its setting.	1
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not affect	0
<b>Objective 4: Water</b>			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Site located in Flood Zone 1	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Site not at risk from Surface Water Flooding from either the 1 in 100-year event or the 1 in 30-year event.	0
4.3	Is the site suitable to use SuDs infiltration systems?	Mapping suggests low permeability at this settlement.	0
4.4	Is the site within a groundwater source protection zone?	No	1
<b>Objective 5: Housing and Affordable Housing</b>			
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
<b>Objective 6: Access to Services and Social Inclusion</b>			
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?	Located approx. 520m from local store within St. Michaels	0

6.3	Is the site located in close proximity to a GP Surgery?	Ivy Court doctors surgery is approx. 2.5km away in Tenterden	-2
6.4	Is the site located in close proximity to a Primary school?	Approx. 380m away from St. Michaels Primary School	1
<b>Objective 7: Health and Wellbeing</b>			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public).	St. Michaels recreation ground is approx. 620m to the south of the site	0
7.2	Is the site located within close proximity of an equipped play area?	St. Michaels recreation ground is approx. 620m to the south of the site, and includes an equipped play area	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Footpath connections on Ashford Road. A PROW runs along Pope House Lane which adjoins the site to the south.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	Weald Central is not within most deprived 20% nationally.	0
<b>Objective 8: Sustainable Travel</b>			
8.1	Is there direct access to the site from the public highway?	Yes, access to The Oast and Pope House Farm. However, a new access may need to be created if development of the whole site.	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Route 18 Canterbury – Royal Tunbridge Wells is located approx. 600m north of the site	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	The bus stop for Service 2 Tenterden – Ashford and 2 other routes is located less than 100m away	1
<b>Objective 9: Infrastructure Delivery and Availability</b>			
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
<b>Objective 10: Land Use and Geology</b>			
10.1	Is the site on previously developed land?	Site is mainly greenfield	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	Potential to redevelop Pope house farm buildings, but not within the site.	0
<b>Objective 11: Minerals and Waste and Soil</b>			
11.1	Is the site located on existing, known mineral	No	0

	reserves?*		
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
<b>Objective 12: Sustainable Economic Growth, Employment and Skills</b>			
12.1	Is the site being promoted for greater or less business/ employment space?		0
12.2	If the site is being promoted for business uses, does it have access to broadband?	N/A	0
12.3	Does the proposal include an educational component/ learning opportunities?		0
12.4	Would it help support sustainable tourism?	No	0
<b>Objective 13: Town and District Centre Vitality</b>			
13.1	Is the site within 400m of the nearest district centre?	Approx. 400m from St. Michaels which adjoins the primary settlement of Tenterden.	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><b>Conclusion:</b>  <b>This site scores well in terms of sustainability as it is in close proximity to the main services and amenities in St. Michaels, in particular to bus routes, primary school and local shops which are in accessible walking distance, with excellent access to the primary settlement of Tenterden Town.</b></p> <p><b>The site is relatively open in a countryside setting but does adjoin the built form of development along Ashford Road to the north of a large settlement, on a main vehicle route to Tenterden and development would therefore form a natural extension to the settlement confines. Development of the site also presents an opportunity to enhance the setting of the listed building and associated buildings.</b></p> <p><b>Most of the site is considered suitable for development due to the sustainable location, but development of the most north and eastern parts of the site could have detrimental impacts on the open landscape and countryside views and extensive landscaping/screening needs to be undertaken.</b></p>			<b>Total: 5</b>

\* 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.