

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS		
Case Reference	19/00007/EIA/AS	Brief description of the project / development Proposed development of land at Appledore Road/Woodchurch Road, Tenterden, so as to accommodate up to 250 houses with associated car parking, landscaping and community facilities to include place space and community orchard, together with a 8.57ha country park encompassing natural play areas and outdoor classroom and land for five football pitches, changing rooms, pavilion and parking
Appellant	Wates Developments Limited	
LPA	Ashford Borough Council	
2. EIA DETAILS		
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No
If YES, which description of development (THEN GO TO Q4)		Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?		Yes
If YES, under which description of development in Column 1 and Column 2?		The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		The site is not within a 'sensitive area'. It does however abut the high Weald AONB
If YES, which area?		The site abuts the High Weald AONB
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes
If yes, which applicable threshold/criteria?		The development proposes more than 150 dwellings on a site that exceeds 5 hectares in total
3. LPA/SOS SCREENING		
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		Yes – Ashford Borough Council have said no EIA is required – see letter dated 23.8.2019
If yes, is a copy of the SO/SD on the file?		Click here to enter text.
If yes, is the SO/SD positive?		No
4. ENVIRONMENTAL STATEMENT		
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?)) or N/A Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?)) or N/A Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Limited works are proposed to create level sports pitches Localised ground raising will be required to allow sufficient clearance of the proposed roads over the retained ordinary watercourse ditch features. The historical minerals extraction pit (located in Field F3) will be filled.	No	The physical changes are limited and not such as to have significant effects.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No		No	The site includes two relatively minor and separate pockets of land defined as being mineral safeguarding areas within the 2016 Kent Minerals and Waste Local Plan. Only 0.7ha (13%) of the area containing Tunbridge Wells Sand Formation, is within the area directly affected by the proposed building plots, the remainder is either part of the proposed playing fields, Country Park or lies

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				<p>beneath the retained tree belts and wetland areas.</p> <p>Only 0.7ha (26%) of this area containing Wadhurst Clay Formation is within the area directly affected by proposed building plots, the remainder is either part of the proposed playing fields, Country Park or lies beneath the retained tree belts and wetland areas</p> <p>The planning application will include a minerals assessment that will consider the effect of the proposals upon these mineral safeguarding areas.</p> <p>The proposals will not result in a significant use of water resources to require an EIA.</p>
<p>1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?</p>	Yes	<p>The proposals involve the development of mostly agricultural fields and a small area used by Homewood School as playing pitches/ for grazing.</p> <p>The majority of the site comprises a mix of grade 3a (11.2ha) and 3b (9.6ha) agricultural land, with pockets of grade 2 (1.4ha) and grade 4 (0.2ha) land. The majority of that identified as grade 3a is to be set aside at Country Park/ public open space/ amenity space i.e. not built upon. Similarly, none of the grade 2 land is to be built upon. 2.1ha is non agricultural land</p> <p>A detailed Agricultural Land Assessment will be submitted with any future application.</p> <p>The site encompasses a number of mature trees (some of which are subject to a TPO</p>	No	

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	<p>(5/1998)). Most are located within the existing hedgerows/ along field boundaries.</p> <p>An Arboricultural Implications Report (AIR), based on the survey data and an impacts assessment of the relevant parameters, highway and masterplans will be submitted with the future application.</p> <p>The intention is that the proposed development retains the majority of the existing trees, and hedgerows within the open space network, provides adequate space between them and proposed built forms and provides for their protection and integration into the new landscape. In addition, further tree and hedgerow planting, and positive management is proposed to promote their continued ecological function, as part of a comprehensive landscape strategy for the site.</p> <p>In the context of the above the draft AIR suggests that less than 10% of the individual trees on the site and less than 6% of the groups of trees are to be removed. The draft AIR also suggests that only 4% of the category 'B' trees are to be removed and of those, only three are mature specimens</p> <p>There are no statutory designated ecological sites within or nearby to the boundary of the development and therefore, the site does not fall into an ecologically designated 'sensitive area', within the definition of 'sensitive areas' in the EIA Regulations 2017. To the north, on the opposite side of Woodchurch Road lies Knock Wood designated as a Local Wildlife</p>	

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		<p>Site (Site of Nature Conservation Interest). Kent County Council Ecological Advice Service in their letter dated 31 July 2019 have advised that the development is unlikely to have a significant impact on biodiversity.</p> <p>It should also be noted that Wates are working collaboratively with Kent Wildlife Trust on this project and that KWT have been party to Wates survey findings, mitigation and enhancement strategy.</p> <p>The proposals are not likely to have significant effects on the environment through the use of natural resources, in particular land, soil, water and biodiversity to require an EIA.</p>		
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes		No	Whilst the proposed development will result in the generation of household waste, once occupied, the level of waste will be minimal and the proposed development will include measures to try and encourage recycling - details of these measures will be set out in the Design and Access Statement to be submitted as part of any future planning application
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No		No	

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3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?		<p>Yes and No</p> <p>A - The construction period could generate noise</p> <p>B - The proposed sports pitches are not intended to be lit</p> <p>C - Street lighting will be kept to the minimum</p>	No	<p>A - This would be short term, and, as a result of mitigation and avoidance measures, in the form of a code of construction practice, will not be significant. In this context it should be noted that Wates are members of the Considerate Contractors Group and will submit a Code of Construction Practice prior to any development commencing. This and other planning conditions will ensure that appropriate measures are in place to keep any potential nuisance to a minimum and to prevent any pollution.</p> <p>B - This can be controlled by condition</p> <p>C - This can be controlled by condition which can also ensure lighting is directional, low lux and ecologically friendly</p>
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No		No	Documents will be submitted with the planning application to demonstrate that the proposed development will not lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater etc
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	Not that we are aware	No	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with	No	The proposals will not result in significant effects on the environment through	No	

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scientific knowledge) during construction, operation or decommissioning?		<p>the risk of major accidents, and/or disasters relevant the development concerned including those caused by Climate Change, in accordance with scientific knowledge.</p> <p>The proposed surface water drainage modelling has an allowance for predicted future climate change in accordance with current best practice.</p>		
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	<p>The proposed development will not give rise to the potential for a higher than average number of accidents either during construction or when in operation.</p> <p>The proposal includes a reduction in speed limit along a section of Appledore Road from 40 to 30mph along with traffic calming measures, with the aim to reduce vehicle speeds and provide a safer environment for all users</p>	No	
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	There are a number of ponds and ditches located within the site	No	<p>Surface water discharge from the site will be limited to that of the pre- development greenfield run off rate, thus ensuring there is no increase in post development peak discharge flow rates. In order to manage the flow, SuDS features such as ponds and swales (designed to accommodate all storms up to and including the 1 in 100 year event + 40% climate change) will be utilised.</p> <p>The proposed surface water drainage design will allow an opportunity to improve the downstream receiving watercourses and public sewers where historical flooding is known to</p>

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			<p>have occurred. Works will be carried out to the existing ordinary watercourses and Southern Water public surface water sewers to reinstate them back to an acceptable level of hydraulic function. These improvements will reduce the risk of flooding to the existing properties in Appledore Road.</p> <p>The FRA Services and Infrastructure Report will also explain that foul water from the dwellings will be collected by both private and adoptable gravity drains; and that before any connections are made to the foul sewerage network an application will be submitted to Southern Water to ensure that there is no increase in sewer flood risk.</p>

6. BIODIVERSITY (SPECIES AND HABITATS)

<p>6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).</p>	Yes	<p>There are no statutory designated sites within 5km of the site. Knock Wood Local Wildlife Site (LWS) is the north of the site, on the opposite side of Woodchurch Road. This is an area of Ancient and Semi Natural Woodland, which appears to be comprised of a variety of woodland types, including large areas of abandoned and overstood Sweet Chestnut coppice. Whilst publicly accessible, it is not considered that Knock Wood LWS is likely to be particularly sensitive to recreational pressure from the proposed development because the LWS is demarcated with well-defined paths that are difficult to stray too far from due to dense woodland/undergrowth, streams/brooks and wet/boggy areas.</p>	<p>No</p> <p>The approach to the Ecological Impact Assessment (EcIA) taken for the proposed development follows the principles of the 'mitigation hierarchy' as set out in the Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018): avoidance, mitigation, compensation, enhancement.</p> <p>The proposed development has been designed to retain and avoid the loss of important habitats where possible. Where retention is not possible then appropriate mitigation and/or compensation will be undertaken. This includes habitat restoration, enhancement and creation within the green open space areas.</p>
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	<p>Phase 2 botanical survey work conducted by EPR has found that most of the site is comprised of grassland fields that are semi-improved, being neutral to weakly acid in character, and not unimproved grassland. Kent County Council's Landscape Information System records these fields as Intensive/Improved Grassland based on habitat survey data dated from 2003 and 2012. The grasslands are of Local importance.</p> <p>Phase 2 botanical survey also identified that the site supports an extensive network of hedgerows, some of which (not all) are ancient and the tree survey (not conducted by EPR) has identified veteran trees. Additional trees/coppice stools of ecological importance have also been recorded. Most hedgerows are floristically species-rich. They are of Local importance.</p> <p>There is one area of semi-natural broadleaved woodland within the site to the south-west. The south-western woodland parcel is an area containing young tree regrowth (aerial imagery from 1940 shows that this woodland was not present) that is of within the Zone of Influence importance. Due to the woodlands age and size it is not considered to be a priority habitat (Natural England do not list this woodland as priority habitat in their Priority Habitat Inventory shown on MAGIC). The second area is an older strip of woodland adjacent to the</p>	<p>Enhancements such as grassland diversification and pond management will provide better quality habitats, contributing to a quantifiable net gain for biodiversity.</p> <p>The trajectory of habitat condition, without positive conservation intervention, is downwards and in time the quality of habitats will reduce.</p> <p>Discussions regarding the proposed development design were held with Kent County Council ecologist Helen Forster during a site meeting on 31 July 2018. A survey summary note was also provided to Helen Forster on 3 August 2018 to give an overview of the results of surveys conducted up to that date.</p> <p>Discussions have also been held with Kent Wildlife Trust regarding the proposed development design on 8 November 2018, 18 January 2019, 6 June 2019, 27 June 2019 and 11 July 2019 that included site meetings. Drafts of the EcIA have been shared with KWT, the latest of which was on 18th September 2019.</p> <p>The design of the proposed development has been influenced by discussions with Kent County Council and Kent Wildlife Trust. No concerns were raised by either party with regards to the assessment methodology or the design of the proposed development</p>

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		<p>northern edge of the site that is of Local importance.</p> <p>The site contains ponds, some of which are old. However, they are in a poor state due to a lack of appropriate management and vegetation (including invasive species) is choking the ponds. The ponds are of within the Zone of Influence importance.</p>		
<p>6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	Yes	<p>No bat roosts were identified within any trees or buildings that are proposed for removal to facilitate the proposed development during survey work carried out by EPR. Bat activity surveys recorded low levels of activity by low numbers of bats. The bat species recorded were those of the more common and widespread species. Bat activity was recorded along most boundary features with the greatest level of activity recorded within the south of the site. The bat assemblage is of Local importance.</p> <p>Breeding bird surveys carried out by EPR recorded four Red-status Birds of Conservation Concern (BoCC) bird species and three Amber-listed BoCC. No birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) or Annex 1 of the EU Birds Directive were recorded. Foraging within the grassland fields was mainly by corvids, especially Jackdaw and Starling. Most of the birds observed were within the hedgerow and woodland habitat along the boundaries of the site. The breeding bird assemblage is of Local importance.</p>	No	<p>The approach to the EcIA taken for the proposed development follows the principles of the 'mitigation hierarchy' as set out in the Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018): avoidance, mitigation, compensation, enhancement.</p> <p>The proposed development has been designed to retain and avoid the loss of habitats that support the important species identified during survey work. Where retention is not possible then appropriate mitigation and/or compensation will be undertaken in the green open space areas. These measures address potential effects arising from habitat loss and fragmentation. Enhancements such as grassland diversification and pond restoration/management will provide better quality habitats for species, which in turn will contribute to a net gain for biodiversity.</p> <p>Additional enhancements including bat and bird boxes will also be installed that will provide</p>

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	<p>During survey work, Great Crested Newt was recorded in Ponds 1, 2 and 3 with breeding confirmed through presence of eggs in Pond 3 within the site. With reference to the Great Crested Newt Mitigation Guidelines (English Nature (now Natural England), 2001) the Great Crested Newt population size class is assessed as being 'Medium'. Smooth Newt, Palmate Newt and Common Frog were also recorded in the ponds within the site. Based on the survey results and using the Local Wildlife Site criteria for Kent, the amphibian population within the Zone of Influence is potentially of County importance (see criteria AM2). However, Smooth Newt, Palmate Newt and Common Frog are not of sufficient conservation status to be considered further and these are common and widespread species. For example, all three species are not Section 41 species. When considering Great Crested Newt alone, the population within the Zone of Influence is considered to be of District importance and not of County Importance.</p> <p>Based on peak counts using the Key Reptile Site Register mechanism taken from Froglife (1999), survey work carried out by EPR identified a 'Good' population of Slow-worm, 'Good' population of Common Lizard and a 'Low' population of Grass Snake within the site. Reptiles were distributed across most of the site, although they were more frequently encountered within the west of the site</p>	<p>greater roosting and nesting opportunities for bats and birds.</p> <p>Industry standard mitigation techniques will be implemented, including the use of a Natural England European Protected Species mitigation licence where required (i.e. for the Great Crested Newt population present), to ensure that impacts on important species will be adequately avoided, mitigated and compensated for.</p> <p>The trajectory of the baseline, particularly for the ponds, is downwards and over time habitat quality would reduce. The development provides an opportunity to introduce beneficial conservation intervention to address this.</p>

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		<p>suggesting more suitable habitat is present here. Large areas of the site, more so to the east and south, is in an unfavourable condition to support reptiles due to greater grazing pressure by livestock and mowing. Juveniles were recorded for all three species, indicating all species are breeding within the Zone of Influence. It is considered that the reptile population is likely to be of District importance.</p> <p>Following an invertebrate scoping survey, it is considered that any invertebrate species of conservation importance are more likely to be associated with the ponds, mature hedgerows and treeline habitats where there are older and/or ancient trees present. The grassland invertebrate assemblage within the Zone of Influence is likely to be no more than of within the Zone of Influence importance. Overall, the aquatic assemblages associated with the ponds and ditches, and the dead wood and arboreal fauna in the hedgerows and mature trees are likely to be of at least Local importance.</p> <p>No evidence of Hazel Dormice was recorded during survey work carried out by EPR</p>		
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around	Yes	<p>The site abuts the built-up area boundary of Tenterden on 3 sides and countryside (AONB) to the east.</p> <p>The site is relatively well contained and enclosed with very few views into it from the surrounding area, including the AONB to the</p>	No	<p>A full and detailed Landscape and Visual Impact Assessment (LVIA) will be carried out in accordance with best practice guidelines (Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd edition, 2013). This will identify/quantify the impacts of the</p>

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the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).		east, due to the topography of the area, existing vegetation along the site boundaries and existing built form. There is only one public right of way crossing the eastern part of the site and very limited public rights of way within the AONB to the east from where views might be possible.		proposed development on the landscape and visual resource including impacts on landscape character and views towards the site from a range of receptors, according to their sensitivity, including residents and recreational users of public footpaths. The representative viewpoints have been agreed with Ashford Borough Council. The LVIA will, together with the Design and Access Statement, demonstrate how the proposed development is compatible with the surrounding land uses and how the new residential areas can be assimilated onto the site. The proposed development will not detract from the landscape setting of this part of the settlement, the High Weald AONB, or the topography of the area; with the landscaping providing an appropriate transition between the development and the countryside areas to the east of Tenterden. It is likely that the setting of and views from the AONB will be enhanced through the proposed landscape strategy
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	?	Yes and no Parts of the site are visible from some of the immediately adjacent residential properties which back on to the site, where there are gaps in boundary vegetation, and from the PROW which crosses it. Other than these immediate views it is, as set out above, relatively well	No	

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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		contained with very few views into it from the surrounding area.		
8. CULTURAL HERITAGE/ARCHAEOLOGY				
<p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	Yes	<p>Whilst there are no known nationally or locally designated heritage assets within the application site boundaries, the south western boundary of the site abuts Tenterden Conservation Area, which contains a number of listed buildings, including Stace House and Craythorne (both Grade II), which abut the south western corner of the site.</p> <p>We are also aware of the fact that a non-designated heritage asset is present on land adjacent to the application site. Whilst the precise location of the area used for public executions from approximately the 12th century up to 1785 is not known, it would appear to be on what used to be an open area between Appledore Road and Woodchurch Road which lies beyond the application site in the area of what is now Briar Court and the ribbon development to the north-west.</p> <p>There are, in addition, views of St Mildred’s Church from the PROW that crosses the site.</p> <p>An initial Archaeological Desk Based Assessment has confirmed that: <input type="checkbox"/> The study site has low archaeological potential for significant archaeological evidence for all periods. A high potential for archaeological evidence relating to Post</p>	No	<p>Whilst a Heritage Assessment will be submitted with any future application it is acknowledged that there is a need to protect the eastern boundary of the conservation area and the settings of the adjacent listed Stace House and Craythorne through careful boundary treatment and the adoption of an appropriate layout and form of development on the western side of the application site.</p> <p>Likewise, care will need to be taken to ensure that the boundaries of the application site to the south-east are preserved to ensure no indivisibility with the group of listed buildings to the southeast.</p> <p>Initial heritage advice has also highlighted the fact that historic map evidence suggests that the majority of the site has remained under pasture with field boundaries dating to the post-medieval period, with the remains of clay/marl pits scattered across the site. Whilst the field boundaries are not identified as of particular significance, it is acknowledged that the opportunity should be taken to preserve these field boundaries where feasible and/ or to preserve the legibility of the earlier land use divisions within the broader design and layout of the site.</p> <p>The Initial heritage advice also suggests that the preservation of a small area of cultivation ridges associated with lost post-medieval</p>

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	<p>Medieval agricultural activity has been identified in the north-western corner of the study site.</p> <p><input type="checkbox"/> Any archaeological features that may be present on the study site would probably be of local importance.</p> <p><input type="checkbox"/> Hedgerows are present within the study site which would be defined as historic under the terms of the Hedgerow Regulations</p>	<p>cottages in the western corner of the application site, in combination with the need to preserve the settings of the conservation area and associated listed buildings suggests that the use of a green space allocation in this area of the application site may be appropriate. This advice has been adopted by the design team, the intention being that the proposed development has a minor/negligible impact on Tenterden conservation area and on views from adjacent listed buildings, especially Stace House and Craythorne, and no discernible impact on the setting of other national and locally designated built heritage assets.</p> <p>The LVIA will in addition demonstrate no adverse impact on long distance views of St Mildred’s Church Tower an important local landmark, and listed building which is situated in the heart of Tenterden Town Centre/ the town centre conservation area.</p> <p>Furthermore, following ABC’s screening opinion of 23.8.2019 a Heritage Landscape Assessment has been undertaken to review the proposed development and will be submitted with the future application.</p> <p>Given the findings of the initial Archaeological Desk Based Assessment it is considered that any archaeological investigation, if required by the Local Planning Authority, could, be addressed by an appropriately worded archaeological planning condition.</p> <p>It should also be note that the majority of the hedgerows within the study site which would be defined as historic under the terms of the</p>

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				<p>Hedgerow Regulations are to be retained and enhanced though additional native planting.</p> <p>It should be noted that Dovenden as referred to by local residents does not abut the site. It lies on the opposite side of Woodchurch Road and is separated from the site by intervening houses and vegetation such that there is no inter-visibility.</p>
9. TRANSPORT AND ACCESS				
<p>9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?</p>	Yes	<p>The only authorised public access across the site is via PROW AB12 The rest of the site is private land</p> <p>Public roads and footpaths run along Appledore Road and Woodchurch Road to the south and north/ west of the site</p>	No	<p>The PROW is to be retained and integrated into the proposed development with additional PROW's proposed to link the proposed country park to the town</p> <p>Appledore Road is to be the subject of a traffic calming scheme to reduce traffic speeds from 40 to 30mph. The form and extent of the works have been subject to liaison with the highway authority and police and have been safety audited.</p> <p>The proposals also provide for an uncontrolled pedestrian crossing on Woodchurch Road which has ample visibility in accordance with the existing speed limit. The proposed crossing has also been the subject of liaison with the highway authority, and will also be subject to an independent Road Safety Audit</p>
<p>9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause</p>	No	<p>There may be queues at peak hours – but the local roads are not susceptible to congestion that would cause environmental problems.</p>	No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?)) or N/A		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?)) or N/A	
environmental problems, which could be affected by the project?		It is noted that the A28/Beacon Oak Road junction may suffer congestion in a future year with committed development traffic (Land South of Tilden Gill Road development). A mitigation scheme has been designed and will be required to be implemented as part of the Tilden Gill Road development (condition 8 of appeal decision reference: APP/E2205/W/15/3032575). The mitigation scheme has sufficient capacity for a future year scenario with committed development and the proposed development. Thus no future congestion or environmental problems are identified		
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	The proposed development will result in the loss of the existing playing pitches on field F13. The site has residential dwellings abutting it to the north, south and west – on Appledore Road and Woodchurch Road	No	This loss will be compensated for by the introduction of five junior sports pitches (9v9, 7v7, 5v5 x2), and one adult pitch (11x11) on fields F14 and F10 and has been the subject of detailed discussions with Sport England who have raised no objection to the scheme given the fact the proposed development provides for higher quality replacement provision The proposed development has been designed to respect the privacy and amenity of adjacent residents
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		No	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	<p>The Tenterden and Rural Sites Development Plan Document 2010, and the Ashford Local Plan 2030 – Submission Version (Dec 2017) both look to allocate land for development in and around Tenterden.</p> <p>The Tenterden and Rural Sites DPD proposes 475 dwellings on land at Smallhythe Road. This site comprises two parts, known as Tent 1A and Tent 1B. Tent 1A is identified for 300 dwellings, and Tent 1B for 175.</p> <p>Tent 1A now has consent for 250 dwellings (ref 14/00757/AS) and is under construction. The allocation of the land at Tent 1B has been carried forward into the Ashford Local Plan 2030 – Adopted February 2019 as Policy S24 – albeit the allocation is now for 225 dwellings. In addition to the above outline consent was granted on appeal for 100 dwellings on land at Tilden Gill, and a reserved matters application (ref 19/00340/AS) has recently been approved.</p>	No	<p>Whilst these developments, together with the proposed development of the subject site could cumulatively impact on the local highway network/local infrastructure, a Transport Assessment and Infrastructure Statement will be submitted with any future application to address these points i.e. demonstrate that the existing highway network has sufficient capacity to accommodate the traffic likely to be generated by the proposed development, without any significant adverse effects; and that the impact of the proposed development on local infrastructure can be accommodated through improvements to existing facilities, via S106 contributions or direct works</p>

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No		No	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England’s geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

We are of the opinion that the impact of the scale of development proposed will be restricted to matters of local interest and will not result in any significant effects upon the environment. Consequently, the proposed development does not amount to EIA development and an EIA is not justified in this instance. We acknowledge that certain assessments will need to accompany the planning submission to assist the ABC in their determination of the planning application.

5.2 To this end we can confirm that in addition to the planning application drawings and Design and Access Statement, any future application will be accompanied by a Planning Statement, Local Housing Needs Assessment, Tenterden Growth and Community Services Assessment, Transport Assessment, Stage 1 Safety Audit, Travel Plan Statement, Flood Risk Assessment and Associated Drainage Strategy, Infrastructure Statement, Minerals Assessment, Ecological Impact Assessment (which will include details of the associated Botanical, Hazel Dormice, Breeding Bird, Great Crested Newt, Reptile and Bat surveys), Arboricultural Impact Report, Landscape and Visual Impact Assessment, Indicative Landscape Strategy, Outline Landscape Management Plan, Desk Top Archaeological Appraisal; Built Heritage Statement, Historical Landscape Assessment, Agricultural Land Impact Assessment, Statement of Community Involvement, Sustainability Statement, Affordable Housing Statement, and draft Heads of Terms of a S106 Agreement

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	Yes
Is it necessary to issue a SD?	No
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

	OUTCOME	
Is likely to have significant effects on the environment	ES required	
Not likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	Judith Ashton
DATE	25 October 2019