

<b>1. SITE INFORMATION</b>	
Reference number	0004
Site name/address	Fairview Osbourne Drive
Landowner	Mr & Mrs Smith (own half the site)
Agent	n/a
Greenfield/PDL	Existing Travelling Showpeople site with hardstanding
Site area (ha)/ estimated pitches	0.78 ha
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Travelling Showpeople site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>91/1505 – Continued use of land for travelling Showmans residential storage and maintenance use Approved 26/2/92</p> <p>88/1526 – Change of use of land to showmens use for storage and parking Approved 27/3/89 (temporary consent)</p> <p>The site has permanent, non-personal consent for 6 traveling showpeople plots</p> <p>At the last caravan count (January 2015) there were 10 mobile homes on site.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>The site is an established Travelling Showpeoples site. To the east/south of the site is the White Horse Wood Country Park which is managed by Kent County Council. To the north of the site, adjacent to the access road serving the site from A249 is the property Wild Air. To the west is scrub/pasture land.</p> <p><i>Flood risk:</i></p> <p>No; site is not in FZ2/3. EA – no objections.</p> <p><i>Access:</i> off A249. KCC Highways: Metalled surfacing for at least the first 6m of the western access recommended or connection to solely use</p>

	<p>eastern site recommended</p> <p><i>PROW:</i> A public footpath (KH113) runs to the east of the site and crosses into the north eastern-most corner of the site. A route across the country park also runs to the east/south of the site.</p> <p><i>Impact on residential amenity:</i> Residential property to the north of the site adjacent to the site access. There will be some disturbance to the residential amenity of this property by virtue of the passing vehicles accessing the site.</p> <p><i>Heritage impacts:</i> None in the immediate vicinity of the site.</p> <p><i>Ecological impacts:</i> Sites is not within/adjacent to LWS/SSSI KCC Ecology: it is all hard standing and currently it is used for hardstanding. The site is surrounded by dense hedgerows and there are a number of orchard/woodlands surrounding the site. The footprint of the site has limited potential to be used by protected/notable species. Any site should be designed to retain boundary features. Ecological constraint level 4 - minimal potential for ecological impacts.</p> <p><i>Noise, air quality &amp; land condition:</i> Noise from traffic on A249 likely to have some impact on residential amenity, particularly at the northern end of the site.</p> <p><i>Sustainability, access to services &amp; utilities:</i> This is an existing site with established services.</p> <p>The site is 3.1 miles from a primary school (Sandling or Thurnham/Roseacre), 3 miles from a GP surgery (Grove Green) and 3.9 miles from the centre of Maidstone itself (2.3 miles to the Park &amp; Ride service at Eclipse Park)</p>
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	<p><i>Landscape impact:</i> The site lies within the Kent Downs AONB.</p> <p>The site is located within the Thurnham Hollingbourne and Harrietsham Scarp character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Landscape forms part of the Kent Downs AONB</li> <li>• Distinctly gently undulating and steep upper North Downs scarp</li> <li>• Narrow belts of chalk woodland follow most of the top of the scarp and widens to larger blocks of woodland north east of Hollingbourne village</li> <li>• Chalk grassland pasture on the higher ground of the upper scarp, particularly at Thurnham</li> <li>• Lack of settlement, particularly at the steepest part of the scarp</li> <li>• Traditional chequered red and grey brick buildings as well as characteristic flint and red brick walls within Harrietsham scarp</li> <li>• Deeply set lanes enclosed by vegetation</li> <li>• The narrow and winding ancient lane and trackway Pilgrims way</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is Very High</p> <p>The guidelines are for this area are CONSERVE</p> <p>A thick belt of tree and shrubs forms an effective screen to the south and east, screening the site from views from the country park. Similarly there is a belt of trees/hedges along the western boundary of the site. The site is set back from A249 and views into the site from this direction are limited.</p>
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	<p><i>Trees:</i> There are no TPOs or Ancient Woodland within or immediately adjacent to the site.</p> <p><i>Agricultural Land Quality: grade 3/4</i></p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	The occupant has confirmed availability
Availability conclusion	Available – family only

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	Nothing apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Permanent TS site with permission for 6 caravans and up to 4 unauthorised mobiles on site. Also significant amounts of fairground equipment stored on site</li> <li>• Whilst views into the site are limited, this is nonetheless an extensive site situated in the AONB</li> <li>• In view of equipment stored on site, would suggest site is at capacity.</li> <li>• Site is longstanding. Most recent planning history is from 1991. Regularisation of the site (if required) would be best achieved through the development management process.</li> </ul>	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	0005
Site name/address	Little Acres, Chart Hill Road, Chart Sutton
Landowner	Mr & Mrs Johnson
Agent	n/a
Greenfield/PDL	Existing Gypsy site with field to the rear.
Site area (ha)/estimated pitches	Approximately 0.38ha. <4 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 05/1633 – retrospective application for the stationing of 1 additional mobile home. Approved 26 April 2006 (appeal)</p> <p>01/1812 – change of use of land for the stationing of 1 mobile home and utility room. Approved 13<sup>th</sup> August 2002 (appeal)</p> <p>The site benefits from permanent consent for 2 mobiles.</p> <p><i>Site description &amp; surrounding land uses:</i> This is an existing Gypsy site. The site comprises 2 mobile homes, sited next to each other, facing Chart Hill Road. The site is set slightly above the level of the road. Close boarded fencing marks the boundary between the site and the road. There is a separate gateway access to each mobile home. The mobile are themselves separated by a close boarded fence which runs between them. The roofs of the mobile home are visible above the level of the gates/fencing.</p> <p>Behind the mobile homes is a grassed area and beyond that a collection of small scale agricultural style buildings. Beyond these, and also wrapping round the site to the south is a woodland. To the north east are the paddocks associated with Peacock Farm.</p>

	<p><i>Flood risk: no – FZ1. EA – no objection</i></p> <p><i>Highways/Access: KCC Highways – no objection</i></p> <p><i>PROW: KH558 runs to the north east of the site. (through Lambs Cross Farm). Views of the site from this footpath are obscured by the buildings of Lambs Cross Farm and the intervening field boundaries.</i></p> <p><i>Impact on residential amenity: Peacock Farm is some 100m as the crow flies from the existing site. At this distances, and with the intervening paddock/woodland it is considered that there would not be undue amenity impacts arising from overlooking, noise or disturbance.</i></p> <p><i>Heritage impacts: no listed buildings or conservation areas within or adjacent to the site. No identified archaeology.</i></p> <p><i>Ecological impacts: wooded copse along the south western and north western boundaries. Site does not fall within or adjacent to a SSSI/LWS.</i>  <i>KCC Ecology - The site is a mixture of building, hard standing, grassland which is not mown regularly, and mature hedgerows along the NW and SW boundary. It looks like the rear of the site has been used to dump equipment. There is potential for protected species to be present and a ecological survey will be required prior to the submission of any planning application. Ecology constraint level 3 – ‘Some suitable habitats and features for protected/notable species present on or near site’.</i></p> <p><i>Noise, air quality &amp; land condition: there are no exceptional noise generating uses that will unduly impact on the occupants of the site. The site is not in an AQMA. There are no known land stability or contamination issues.</i></p>
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	<p><i>Sustainability, access to services &amp; utilities:</i> Sutton Valence where there is a primary school and GP is approximately 2 miles from the site.</p> <p><i>Landscape impact:</i> The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying landscape which forms part of the Low Weald</li> <li>• Reservoirs along the foot of the greensand Ridge</li> <li>• Drains running southwards towards the River Beult</li> <li>• Enclosed pasture</li> <li>• Parkland landscape of Linton park/Boughton Monchelsea Place</li> <li>• Sparse development with scattered farms and small hamlets</li> <li>• Dominance of oak trees within pasture and as mature hedgerow trees</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are Conserve</p> <p>The roof/eaves of the existing mobile homes can be seen above the level of the gate/fence fronting Chart Hill Road and when the gates are open there would be further views into the site. There are glimpsed views of the side elevation of the eastern-most mobile, and the open land to the rear, from gaps in the hedge fronting the road further along the road to the north east. Views of any additional mobile homes into the site from this direction would be more prominent during the winter when the vegetation thins. The site and land to the rear are subject to short range views from the road.</p>
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	<p><i>Trees:</i> No TPOs or ancient woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Occupant has confirmed the site's availability.
Availability conclusion	Available – family only

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	Nothing apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Short range views from Chart Hill Road</li> <li>• Site is near another Gypsy site at Peacock Farm but there is a degree of physical and visual separation between the two sites.</li> <li>• Additional mobile home/s to the rear of the site would intensify the visual impact of development in this location and be detrimental to the rural character of the area.</li> <li>• On balance, reject</li> </ul>	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	



<b>1. SITE INFORMATION</b>	
Reference number	0007
Site name/address	Peacock Farm, Chart Hill Road, Chart Sutton
Landowner	Mr Stubbs
Agent	n/a
Greenfield/PDL	Existing Gypsy site and field to the north of existing access road.
Site area (ha)/estimated pitches	Approximately 0.58ha. <6 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site with permission for 1 mobile and 1 tourer

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i>  07/2227 – retrospective application for the change of use from agricultural to residential for a Gypsy family - approved 10<sup>th</sup> October 2008  06/0359 – retrospective application for the change of use of agricultural land to residential for the stationing of 1 mobile and 1 tourer – approved 24<sup>th</sup> August 2007 (appeal) (temporary condition)</p> <p>The site benefits from a permanent permission for 1 mobile and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses:</i>  This is an existing Gypsy site is situated at the western corner, adjacent to the rear hedge boundary of a field. The site is accessed via a stone aces track which runs parallel with the north-eastern boundary of the field and then cuts diagonally across the field towards the existing mobile home. The field which lies between the mobile home and Chart Hill Road is used for the grazing of horses. The site entrance is set back from Chart Hill Road and the site boundaries at this point comprise wooden post and rail fencing. Further the south, the boundary to Chart Hill Road is a belt of trees/hedge. The land falls away gently from the road frontage towards the rear of the site.</p>

	<p>To the south is another Gypsy site (Little Acre) with a cluster of agricultural style buildings to the south and to the north the garden of the property Lambs Cross Farm. Also to the north and west (to the rear of the site) are agricultural fields.</p> <p><i>Flood risk: no – FZ1. EA - no objection</i></p> <p><i>Highways/Access: KCC Highways - no objection</i></p> <p><i>PROW: KH558 runs to the north east of the site. (through Lambs Cross Farm). Views of the site from this footpath are obscured by the buildings of Lambs Cross Farm and the intervening field boundaries.</i></p> <p><i>Impact on residential amenity: Lambs Cross Farm is some 180m as the crow flies from the existing site and Little Acres is some 100 m. At these distances, it is considered that there would not be undue amenity impacts arising from overlooking, noise or disturbance.</i></p> <p><i>Heritage impacts: no listed buildings or conservation areas within or adjacent to the site. No identified archaeology.</i></p> <p><i>Ecological impacts:</i>  Site does not fall within or adjacent to a SSSI/LWS.  KCC Ecology: Regularly mown /grazed grassland with hedgerows with mature trees around the majority of the boundaries - hedgerows should be retained and enhanced as a result of a development. Small patches of rough grassland/scrub. Ponds are within the surrounding area so there will be a need for consideration of the impact on GCN. Will be a need for an ecological survey. Ecological constraint level 3 - potential for minor ecological impacts</p> <p><i>Noise, air quality &amp; land condition: No</i></p>
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	<p>issues no exceptional noise generating uses in the vicinity of the site; site is not in an AQMA; no discernable land stability or land contamination issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Sutton Valence where there is a primary school and GP is approximately 2 miles from the site.</p> <p><i>Landscape impact:</i> The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying landscape which forms part of the Low Weald</li> <li>• Reservoirs along the foot of the greensand Ridge</li> <li>• Drains running southwards towards the River Beult</li> <li>• Enclosed pasture</li> <li>• Parkland landscape of Linton park/Boughton Monchelsea Place</li> <li>• Sparse development with scattered farms and small hamlets</li> <li>• Dominance of oak trees within pasture and as mature hedgerow trees</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are Conserve</p> <p>The existing mobile home is sited in the corner of a field and is seen in view from the entrance at Chart Hill Road will the gently rolling wooded countryside rising behind it. Glimpsed views of the existing site can also be seen from further to the south through small gaps in the hedge which fronts Chart Hill Road. These views to and beyond the existing site are likely to be more apparent in winter when the vegetation thins.</p>
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	<p>There is existing small scale agricultural development to the south of the site at the rear of Little Acres . However the relative openness of this site to medium range views from Chart Hill Road and the fact that the site is seen in the context of the wider landscape beyond, it is considered that additional mobile home/s would have an unacceptable visual impact in this case.</p> <p><i>Trees:</i> No TPOs or ancient woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Occupant has confirmed the site's availability.
Availability conclusion	Available – family only

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	Nothing apparent .
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Existing Site is subject to medium range views from the entrance off Chart Hill Road and glimpsed views though gaps in the hedge fronting Chart Hill Road further to the south.</li> <li>• Site also seen with the backdrop of the rolling, wooded countryside to the west/northwest</li> <li>• Overall additional mobile homes in this location would have a moderate adverse visual impact on the rural character of the area.</li> </ul>	

**PITCH CAPACITY 0**

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	0008
Site name/address	Chart View, Chart Hill Road, Chart Sutton
Landowner	Ms Webb
Agent	n/a
Greenfield/PDL	Existing Gypsy site.
Site area (ha)/estimated pitches	Approximately 0.4ha. <4 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site with permission for 2 mobiles and 1 tourer.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 08/2068 – discharge of conditions relating to landscaping, layout, fence colour and planting maintenance. Approved 30/12/08</p> <p>07/1403 – Change of use of land to residential caravan site and stationing of two static caravans, one touring caravan and extension of existing hard standing. Approved 29<sup>th</sup> July 2008 (appeal – ref APP/U2235/A/08/2063378/NWF)</p> <p>The site has consent for 2 mobiles and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses:</i> The site lies to the eastern side of Chart Hill Road and is accessed via wooden double gates. The frontage to Chart Hill Road is screened by a tall hedgerow such that there are not clear views into the site from the road, other than the top of the roof of the utility block. To the north and east are agricultural fields and to the south the residential property Little Rabbits Cross Barn. Facing the site is the junction of Chart Hill Road and Lower Farm road a beyond this, on Lower Farm Road is the complex of Rabbits Cross Farm.</p> <p>The site itself comprises a mobile home sited quite centrally in the site orientated in a east-west direction. At right angles, and to the south, is a second mobile home</p>

	<p>which also sites quite centrally in the site. At the northern boundary is a utility/amenity building. At the south west corner of the site is another utility/amenity building. To the rear (east) of the mobile homes, and immediately to the north and south are grassed amenity areas. Beyond the site boundaries, defined by hedges, to the north and east are agricultural fields.</p> <p><i>Flood risk:</i> no. Not within FZ2/3. EA - no objections</p> <p><i>Highways/Access:</i> KCC Highways – no objection</p> <p><i>PROW:</i> KH562 runs diagonally across the field to the rear (east) of the site.</p> <p><i>Impact on residential amenity:</i> The closest residential property is Rabbits Cross Barn which is some 30 m as the crow flies from the nearest existing mobile home and 10 m from the boundary of the site. As mobile homes are single storey, the risk of adverse amenity impacts resulting from over-looking are limited however, if the site is judged suitable for additional mobile/s, siting should be planned to minimise the risks of overlooking, additional noise or disturbance.</p> <p><i>Heritage impacts:</i> Rabbits Cross Farmhouse (Grade II*) is opposite the site. The Council’s Conservation Officer does not object to a proposal for additional pitches within the existing site; the site is well screened from views to/from Rabbits Cross Farmhouse</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology – Buildings, Regularly mown /grazed grassland and hedgerows with mature trees around the majority of the boundaries - hedgerows should be retained and</p>
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	<p>enhanced as a result of a development. Two ponds within the site and a number of ponds within the surrounding area so consideration will need to be given to the presence of protected species. Ecological constraint level 3 - potential for minor ecological impacts</p> <p><i>Noise, air quality &amp; land condition:</i> The site is not within an AQMA. There are no excessive noise-generating uses in the vicinity of the site. No discernable issues of land contamination or instability.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Sutton Valence where there is a primary school and GP is approximately 2.8 miles from the site. Bus stop on Maidstone Road to the south.</p> <p><i>Landscape impact:</i> The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying landscape which forms part of the Low Weald</li> <li>• Reservoirs along the foot of the greensand Ridge</li> <li>• Drains running southwards towards the River Beult</li> <li>• Enclosed pasture</li> <li>• Parkland landscape of Linton park/Boughton Monchelsea Place</li> <li>• Sparse development with scattered farms and small hamlets</li> <li>• Dominance of oak trees within pasture and as mature hedgerow trees</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are Conserve</p> <p>The site is visible in short range views from</p>
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	<p>the public footpath which crosses the field to the rear (east) of the site. The existing site is partially screened by the native hedgerow which has been planted along the east boundary of the existing site. Above this hedge the upper eaves and roofs of the existing buildings are visible from the footpath. These are viewed with the backdrop of the hedge/tree line which fronts Chart Hill Road and as such there are no clear views through the site to the countryside beyond. The farm gate entrance at the south eastern corner of the site does enable views into site for walkers travelling northwards along the footpath.</p> <p>Overall, the site is visible in views from the PROW to the rear of the site but these are relatively short range, partially screened by the hedgerow along the eastern boundary and are visually contained by the landscaping along the western boundary. The field boundaries to the north interrupt views from further north along the path (north of the shallow ditch).</p> <p>Overall, it is considered that there would be limited visual harm from an additional mobile (possibly 2) <u>within</u> the existing site boundaries.</p> <p>It is noted that the gypsy site Old Oak Paddocks is some 115m distant from the boundary of this site as the crow flies. The sites are separated by a field and, as it stands, additional mobile/s within the Chart View site is not considered to result in a significant adverse cumulative landscape impact.</p> <p><i>Trees:</i> No TPOs or ancient woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> <li>No existing uses</li> <li>Willing landowner</li> <li>Existing tenancy or lease agreement</li> </ul>	Occupant has confirmed the site's availability.
Availability conclusion	Available – wider G&T community

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Nothing apparent .
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>
<ul style="list-style-type: none"> <li>Site is well screened from Chart Hill Road</li> <li>Site subject to contained and short range views from the public footpath</li> <li>Site is relatively poorly connected by public transport – the nearest bus stop is at Cross at Hand some 0.8 miles away. Occupants would be quite reliant on the private car .</li> <li>Additional mobiles would result in loss of some amenity land</li> <li>Overall, and in the face of a need for additional pitches, site is suitable for up to 2 additional mobiles within the existing site.</li> <li>Criteria to require retention/replacement of existing landscaping</li> <li>Use existing access</li> </ul> <p><b>PITCH CAPACITY 1-2</b></p> <p><b>ACCEPT</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	0009
Site name/address	Chart Hill Paddock, Chart Hill Road, Chart Sutton
Landowner	Mr & Mrs Johnson
Agent	n/a
Greenfield/PDL	Existing Gypsy site and field adjacent to it to the west, north and south.
Site area (ha)/estimated pitches	Approximately 1.6ha. <16 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site with permission for 2 mobiles and 2 tourers

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 08/1365 - Change of use of land to residential with stationing of one mobile home and one touring caravan with associated hardstanding to accommodate a gypsy family. Approved 14<sup>th</sup> September 2010 (appeal)</p> <p>94/1363 – Retrospective Application for the formation of a hard- standing; alterations to the means of access; and the continued mixed use of the land for agriculture and the stationing of a caravan for occupation by a gypsy. Approved 11<sup>th</sup> January 1996 (appeal)</p> <p><i>Site description &amp; surrounding land uses:</i> This existing Gypsy site lies on the southeast of Chart Hill Road on land to the south of the Lord Raglan public house.</p> <p>The site is set back from the road, accessed via a gravelled track which runs diagonally across the intervening field. The site entrance is situated at a bend in the road just south of the Lord Raglan pub. The entrance comprises double iron gates with brick built plinths and walls either side. The remainder of the frontage with Chart Hill Road comprises a hedgerow. The existing site comprises 2 mobile homes, one sited at the southernmost corner of the site and</p>

	<p>another located forward of it, closer to Chart Hill Road. The field to the east of the drive way is used for the grazing of horses.</p> <p>To the south west of the site is the property Ringinglow with a further property in its grounds and Chaney Court Lodge.</p> <p><i>Flood risk:</i> western part of the wider site, to the west of the existing mobiles falls within FZ3. Existing mobiles and the site access are outside FZ2/3. EA – no objection</p> <p><i>Highways/Access:</i> KCC Highways – no objection</p> <p><i>PROW:</i> KH563 at some distance to the north of the site; KM93 at some distance to the south.</p> <p><i>Impact on residential amenity:</i> The property in the grounds of Ringinglow is some 95m as the crow flies from the site and there is significant trees and vegetation between the site and the nearby properties. In these circumstances it is not considered that there would be undue residential amenity impacts arising from additional pitches .</p> <p><i>Heritage impacts:</i> no listed buildings or conservation areas within or adjacent to the site. Course of Roman Road crosses through the existing site.</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC ecology: Regularly mown /grazed grassland with hedgerows along the southern boundary - hedgerows should be retained and enhanced as a result of a proposed development. The sites to the north and east of the site appear to be suitable for protected species so there will be a need to ensure any works do not</p>
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	<p>impact these habitats. Ponds are within the surrounding area so there will be a need for consideration of the impact on GCN. Will be a need for an ecological survey.</p> <p>Ecological constraint level 3 – potential for minor ecological impacts</p> <p><i>Noise, air quality &amp; land condition:</i> the site is not within an AQMA. There are no excessive noise generating uses in the vicinity of the site which would adversely impact on the amenity of the occupants. There are no discernable land stability or land contamination issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Sutton Valence where there is a primary school and GP is approximately 2.8 miles from the site.</p> <p><i>Landscape impact:</i> The site is located within the Linton Park Farmlands of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying landscape which forms part of the Low Weald</li> <li>• Reservoirs along the foot of the greensand Ridge</li> <li>• Drains running southwards towards the River Beult</li> <li>• Enclosed pasture</li> <li>• Parkland landscape of Linton park/Boughton Monchelsea Place</li> <li>• Sparse development with scattered farms and small hamlets</li> <li>• Dominance of oak trees within pasture and as mature hedgerow trees</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are Conserve</p>
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	<p>The existing site is prominent in the short range views from Chart Hill Road. The open nature of the site entrance gives views into the site and the design and material used in the gateway and driveway has a particularly urbanising effect on the rural character of the area. Whilst the site is otherwise contained and not subject to significant views from other vantage points, the visual impact of development from Chart Hill Road is considered to be adverse and would be exacerbated by additional mobile/s.</p> <p><i>Trees:</i> No TPOs or ancient woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>Occupant has confirmed the site's availability.</p>
<p>Availability conclusion</p>	<p>Available – wider G&amp;T community</p>

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>Nothing apparent .</p>
<p>When could the site be delivered?</p>	<p>Immediately</p>
<p>Achievability conclusion</p>	<p>Achievable</p>

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Occupants likely to have to rely on private cars to access services and facilities; site is 2+ miles from key services and is not well served by public transport. This limited accessibility needs to be balanced with the need for additional pitches in the borough</li> </ul>	

- Features of the existing sites is considered to be incongruous and to have a detrimental effect on the character and appearance of the countryside in this location
- Site is highly visible in short range views from Chart Hill Road
- Additional mobile/s would further impact on this rural character.

**PITCH CAPACITY 0**

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	0042
Site name/address	Mulberry Farm, East Street, Hunton
Landowner	Mr Love
Agent	n/a
Greenfield/PDL	Existing Gypsy site with hardstanding and grassed areas.
Site area (ha)/ estimated pitches	0.33 ha. Site has consent for 5 mobiles.
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>13/0255 – Variation of condition 04 of planning permission reference MA/03/1087 granted on appeal (being for the change of use of land to residential for three mobile homes for a gypsy family) to allow for the stationing of a further two mobile homes for family members. Approved 6/6/13</p> <p>03/1087 – Change of use from lorry park to residential for siting of 3 no. mobile homes for gypsy family, Approved 11/8/04 (appeal)</p> <p>The site has permanent, non-personal permission for 5 mobiles and 1 touring caravan.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>This existing Gypsy site lies on the eastern side of East Street, some 300m north of the junction with Redwall Lane. The site is set back from the road. It is accessed through double farm gates via a curving concrete track which crosses a grassed area in front of the site. The site itself is slightly elevated above the level of the road and is bordered by a close-boarded fence along which trees have been planted. To the north is an area of sparse orchard and to the east an agricultural building with orchards beyond. To the south is the</p>



	<p>property Meadowside.</p> <p><i>Flood risk:</i> no; not in FZ2/3. EA - no objection</p> <p><i>Access:</i> KCC Highways – no objection</p> <p><i>PROW:</i> Public footpath KM164 runs across the grassed area in front of the site and then runs diagonally across the field to the north of the site.</p> <p><i>Impact on residential amenity:</i> the boundary of the existing site is some 25m at its nearest point from the residential property Meadowside to the south. Trees along this boundary form an effective screen such it is not considered that the amenity of this property would be adversely impacted by a limited number of additional mobile/s within the existing site. To the north the site boundary is some 110m as the crow flies from Greenacres. This distance, coupled with the intervening orchard trees and boundary trees serves to mitigates potential impacts on the amenity of this property.</p> <p><i>Heritage impacts:</i> no identified heritage assets in the immediate vicinity of the site</p> <p><i>Ecological impacts:</i>          Site does not fall within or adjacent to a SSSI/LWS.          KCC Ecology: Buildings, hard standing and a mixture of regularly mown and rough grassland and the site is surrounded by hedgerows/patches of scrub. Any proposed development should retain/enhance development. There is a traditional orchard to the North of the site. Is some potential for protected/notable species to be present.          Ecological constraint level 3 – potential for minor ecological impacts</p> <p><i>Noise, air quality &amp; land condition:</i> No</p>
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	<p>exceptional noise generating uses in the vicinity of the site. The site is not in an AQMA. No discernable land stability or land contamination issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i>  The site has existing services.  The nearest main settlement with local facilities and services is Coxheath (1.8 miles)  Hunton CP School approximately 1.2 miles  Orchard Medical Practice is approximately 2 miles.</p> <p><i>Landscape impact:</i>  The site is located within the Yalding Farmlands character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying landscape which forms part of the low weald</li> <li>• Reservoirs and water bodies along the foot of the Greensand Ridge</li> <li>• Drains running southwards towards the River Beult</li> <li>• Enclosed pasture</li> <li>• Frequent orchards</li> <li>• Parkland landscape surrounding Hinton place</li> <li>• Historic settlement of Yalding</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are CONSERVE</p> <p>The roofs/eaves of the existing mobile homes are visible in short range views through the gateway to the site, and from the public footpath immediately in front of the site above the level of the close boarded boundary fence. Views from the public footpath to the north are partially obscured by the trees/hedge along the northern boundary and the scattered</p>
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	<p>orchard trees. The land falls away to the east of the site into a dry, shallow valley. The land rises again further east and there are views of the site from the public footpath (KM 131) which runs in a north-south direction. These views are partially obscured by the intervening orchard trees and a belt of trees sited outside and in front of the site, with the agricultural building to the north east, but the site does appear as a significant cluster of development with the wider rural landscape.</p> <p><i>Trees: no TPOs; no ancient woodland.</i></p> <p><i>Agricultural Land Quality: Grade 3</i></p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	The occupant has confirmed the site is available.
Availability conclusion	Available – wider Gypsy & Traveller community

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Site already has as consent for 5 mobiles.</li> <li>• Additional mobile/s would accentuate the adverse impact on the rural</li> </ul>	

character of the countryside in this location. Site is subject to short range views and also filtered longer range views from public footpaths

**PITCH CAPACITY 0**

**REJECT** for additional pitches

<b>1. SITE INFORMATION</b>	
Reference number	0057
Site name/address	The Kays, Heath Road Linton
Landowner	Mrs Collins
Agent	n/a
Greenfield/PDL	Existing Gypsy site with areas of hardstanding
Site area (ha)/ estimated pitches	0.22ha Potential capacity for 2 pitches
Is the site urban, adjacent to urban, rural settlement or rural	
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>09/1026 – Change of use of land to use as a residential caravan site for one gypsy family with two caravans including one static caravan Approved 17/12/09 [further application required because the consent granted under 07/1087 lapsed because conditions were not complied with].</p> <p>07/1087 – Change of use of land to use as a residential caravan site for a gypsy family including improvement of existing access, laying of hardstandings and landscaping Approved 31/10/08 (appeal)</p> <p>The site benefits from permanent permission for 1 mobile and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses:</i> This existing Gypsy site lies on the southern side of Heath Road. The site is set back from the road behind close boarded wooden double gates and a hedge. The mobile home is sited in a north-south orientation approximately half way into the depth of the site. The site is surrounded by woodland to the south and west. To the east are residential properties which front onto, and are set back from, Heath Road. Facing the site on the northern side of</p>

	<p>Heath Road is the car park for Cornwallis Academy.</p> <p><i>Flood risk:</i> no; not in FZ2/3 EA - no objection</p> <p><i>Access:</i> KCC highways - no objection</p> <p><i>PROW:</i> none in the vicinity of the site</p> <p><i>Impact on residential amenity:</i> The existing mobile home is some 24m from the nearest adjacent property, Stone House, at its nearest point. As a mobile home is a single storey building, there is unlikely to be unacceptable impacts from overlooking arising from an additional mobile home within the site, particularly if it were sited towards the rear of the existing site. Similarly the risks of unacceptable impacts from noise or disturbance from an additional mobile home on this site are considered to be minimal.</p> <p><i>Heritage impacts:</i> no identified heritage assets in the vicinity of the site</p> <p><i>Ecological impacts:</i> Woodland immediately to the west and south of the site but this is an existing site with existing areas of hardstanding so impacts likely to be limited. Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology: The site is hard standing/regularly mown grassland and a building on site. The site is adjacent to a large area of woodland. Any development should ensure it does not impact the woodland. Ecological constraint level 4 - Minimal potential for ecological impacts</p> <p><i>Noise, air quality &amp; land condition:</i> No excessive noise generating uses in the vicinity of the site. Site is not within an AQMA. No discernable land stability or land</p>
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	<p>contamination issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> This is an existing Gypsy site with existing servicing.</p> <p>The site is some 0.6 miles from Boughton Monchelsea Primary School and 0.8 miles from the centre of Boughton Monchelsea itself. Coxheath is 1.1 miles to the west (GP surgery, local shops). There are pavements along the north and south side of Heath Road towards Cornwallis school, the primary school and towards Boughton Monchelsea village.</p> <p><i>Landscape impact:</i> The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Plateau above the Greensand Ridge</li> <li>• Sweet chestnut coppice woodland</li> <li>• Orchards</li> <li>• Arable land</li> <li>• Recent infill development</li> <li>• Grid like road pattern</li> </ul> <p>The condition assessment is Very Poor and the sensitivity assessment is Very Low</p> <p>The guidelines are for this area are IMPROVE.</p> <p>There is a glimpsed short range views of the roof and eaves of the existing mobile home in views from the east on Heath Road between the properties Stone House and Wykeham Cottages. From this direction the development on the existing sites is seen in the context of the adjacent residential development and is perceived as a continuation of the ribbon of development along this section of Heath Road. In views from the east and immediately in front of the site entrance (north) the mobile home is seen with the backdrop of the woodland</p>
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	<p>which wraps round the site's southern and western boundaries. This woodland screens views of the site from the west.</p> <p>With these site characteristics, the visual impact of an additional mobile home within the site, particularly if sited to the rear, considered to be likely to be acceptable.</p> <p><i>Trees:</i> no TPOs or Ancient Woodland. Woodland to the south and west of the site.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Occupant has confirmed availability.
Availability conclusion	Available – family only

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Site seen in short range views</li> <li>• Site seen as part of the existing ribbon of development along south side of Heath Road and there is development (Cornwallis Academy) facing the site on the northern side of the road</li> <li>• Woodland to the south and west contains views of the site</li> <li>• Site particularly well located with respect to access to schools</li> <li>• Additional mobile to the rear of the site considered to have an acceptable visual impact</li> <li>• Policy Criteria should require use of the existing access</li> </ul>	



1 pitch to the rear of the existing likely to be acceptable

**PITCH CAPACITY 1**

**ACCEPT**

<b>1. SITE INFORMATION</b>	
Reference number	0059
Site name/address	Plum Tree Farm, Park Road, Marden
Landowner	Mrs Brazil
Agent	n/a
Greenfield/PDL	Existing Gypsy site plus hardstanding and grassed area to the rear (west).
Site area (ha)/ estimated pitches	Existing Gypsy site - 0.07ha Including land to the rear - 0.14ha
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 10/1546 Variation of conditions 1 &amp; 2 of planning permission MA/04/2108 (residential stationing of two mobile homes and one touring caravan for a gypsy family) to allow use by any gypsy traveller family on a permanent basis. Approved 13/10/11</p> <p>04/2108 Change of use from grazing to residential stationing of two mobile homes and one touring caravan for a gypsy family Approved 22/10/05 (temporary and personal conditions)</p> <p>The site has a permanent consent for 2 mobiles and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses:</i> The site lies to the west of Park Road, which is a narrow rural lane. There is a tall tree/hedge belt along the frontage to the site facing Park Road. The site set back from the road and is accessed via a tarmaced driveway and through tall (2+m high) double wooden gates. The roof/eaves of one mobile home is visible above the level of the closed gates.</p> <p>The site shares an access to a small complex of agricultural buildings to the west of the site. To the rear, south and</p>

	<p>north of the site are areas of pasture/scrub. Facing the site on the west of Park Lane, behind a substantial hedge is the complex of buildings at Mountain Farmhouse.</p> <p><i>Flood risk:</i> No; site does not fall within FZ2/3 . EA - no objection</p> <p><i>Access:</i> KCC Highways - no objection</p> <p><i>PROW:</i> Footpath: According to the OS map, a public footpath (KM 275) runs through the site along the northern boundary. On the gatepost of the site however is a KCC notice stating 'this path is a no through route'. KCC PROW Officer has confirmed that this notice was given to the site owner in error a number of years ago.</p> <p>KCC Rights of Way officer (9/7/15) <i>The path has been obstructed on the ground at different points for many years. The route has not been legally diverted and the route recorded on the maps is the legal definitive route. The no through sign should not be there.</i></p> <p><i>Some years ago agreement was reached between KCC and 2 landowners for a diversion application to be made. Whilst no guarantee can be made that a diversion application will be successful, this would appear to be the preferred option to make the route usable for the public. Normally the original route must be open and usable before a diversion application can be made. Exceptionally in this case the application will be considered without the current route being open.</i></p> <p><i>We have a waiting list for diversion applications and this application is now at the top of the queue and has been allocated to an officer. However it cannot now proceed as one of the landowners has</i></p>
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	<p><i>withdrawn his consent for the diversion application.</i></p> <p><i>If you applicant is from the Brazil or Burke families they will be aware of KCCs concerns about the legal route being obstructed.</i></p> <p><i>I will be objecting to any development which builds over the current legal line of the path.</i></p> <p><i>Impact on residential amenity:</i> The nearest residential property is Mountain Oast which is on the eastern side of Park Road some 58m as the crow flies from the existing site. There are significant tree/hedge boundaries along both sides of Park Road in this location and in these circumstances there is considered by be very limited likelihood of undue impacts on the residential amenity of this property.</p> <p><i>Heritage impacts:</i> Barn (Grade II) adjacent to Mountain Farmhouse opposite the site on the eastern side of Park Lane.</p> <p><i>Ecological impacts:</i> The site is opposite Marden Meadows SSSI. KCC Ecology: The site is hard standing, buildings, remnant orchards, mown/grazed grassland and patches of scrub/rough grassland. There are known populations of GCN within the surrounding area so any planning app will need to consider the impact on GCN. Potential for other protected species including roosting bats and breeding birds. Ecological constraint level 2 – potential for moderate ecological impacts.</p> <p><i>Noise, air quality &amp; land condition:</i> No excessive noise generating uses in the vicinity of the site. The site is not in an AQMA. No discernable land stability or contamination issues.</p>
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	<p><i>Sustainability, access to services &amp; utilities:</i> This is an existing Gypsy site with existing servicing.</p> <p>The site is some 1.2 miles from the centre of Marden, 1.6 miles from Marden primary school and 1.4 miles from Marden Medical centre. There are no pavements along this part of Park Road.</p> <p><i>Landscape impact:</i> The site is located within the Staplehurst Low Weald of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying gently undulating landscape of the Low Weald</li> <li>• Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere</li> <li>• Dominance of mature oak trees as imposing hedgerow trees and sometimes within field where hedgerows have been lost</li> <li>• Large scale open field where hedgerows have been removed from intensive arable cultivation</li> <li>• Sparse scattered small woodlands</li> <li>• Winding roads with wide verges bounded by ditches and mixed native hedgerows</li> <li>• Historic buildings scattered through the landscape and in the historic cores of Marden and Staplehurst</li> </ul> <p>The condition assessment is Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are CONSERVE.</p> <p>This site is well screened in views from Park Road by the tree/hedge belt which fronts the eastern side of the lane. This is</p>
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	<p>the principal public vantage point of the site until the PROW to the north of the site is re-opened. KCC PROW team has confirmed that this path is still the legally defined route.</p> <p><i>Trees:</i> no TPO; no Ancient Woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>The occupant has confirmed that the site is available.</p>
Availability conclusion	Available – family only

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>No apparent abnormal costs.</p>
<p>When could the site be delivered?</p>	<p>Immediately</p>
Achievability conclusion	Site is achievable.

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Main public vantage point currently is Park Road. Site is well screened from the road by the tree/hedge belt along the eastern side of the road.</li> <li>• PROW to the immediate north of the site has been blocked up. It remains the definitive route and when it is re-instated, there will be further close range public views into the site.</li> <li>• In view of these on-going access issues, suitability for any additional mobiles would be best established through a planning application, ideally with the PROW issues resolved at the same time.</li> </ul> <p><b>PITCH CAPACITY 0</b></p>	

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	0080
Site name/address	Bluebell Farm, George Street Staplehurst
Landowner	Mr Uden
Agent	n/a
Greenfield/PDL	Existing Gypsy site with hardstanding, paddock to the rear.
Site area (ha)/ estimated pitches	Existing site 0.08ha With paddock to the rear – 1.7 ha Theoretical capacity for 17 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>10/1221 Removal of condition 1 (to allow permanent occupation) and the variation of condition 3 (to allow no more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be a static caravan or mobile home) shall be stationed on the site at any time) of permission MA/08/1919. Approved 12/6/12 (appeal)</p> <p>08/1919 Application for the change of use of land to residential including the siting of 4 no. mobile homes, washroom, waste recycling enclosure and provision for 2 no. touring caravans for a gypsy family and the erection of a stable block and change of use of land for the keeping of horses and relocation of access . Approved (with temporary condition) 30/4/09</p> <p>The site has permanent non-personal consent for 2 mobiles and 2 tourers.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>The site is accessed from George Street ,a rural lane to the north of Staplehurst. The site lies on the northern side of George Street. It is set back from the lane, accessed via a tarmac drive and a</p>



	<p>substantial tree/hedgerow belt runs along the southern boundary of the site, fronting George Street. The site is situated in the south western corner of a field used as pasture. The site is occupied by 2 mobile homes and hardstanding. Facing the site on the south side of George Street are playing fields (cricket/football). To the west is the Gypsy site The Paddock.</p> <p><i>Flood risk:</i> no; site does not fall within FZ2/3. EA – no objection</p> <p><i>Access:</i> the site is accessed via a driveway from George Street KCC Highways: no objection</p> <p><i>PROW:</i> none in the immediate vicinity of the site</p> <p><i>Impact on residential amenity:</i> The property Critoph on Clapper Lane is approximately 70m west of the site separated from it by a field and small area of woodland. It is not expected that limited additional pitches on the site would lead to an undue impact on residential amenity (noise, overlooking etc). To the east the nearest property is the existing Gypsy site The Paddock, some 100m distant.</p> <p><i>Heritage impacts:</i> [Duckhurst Farmhouse (Grade II) is situated within the Duckhurst Farm complex some 280m from the site]</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology: Mixture of grazed grassland, hard standing and scrub and poss remnant orchard. The area of scrub provides the greatest interest and provide suitable habitat for reptiles, GCN and breeding birds. GCN have been recorded within the surrounding area. Ecological surveys would need to be carried out.</p>
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	<p>Ecological constraint level 3 - potential for minor ecological impacts</p> <p><i>Noise, air quality &amp; land condition:</i> There are no exceptional noise generating uses in the vicinity of the site. The site is not in a AQMA. There are no apparent land contamination or stability issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> This is an existing Gypsy site with existing servicing.</p> <p>The site is approximately 1.3 miles from the centre of Staplehurst.</p> <p><i>Landscape impact:</i> The site is located within the Staplehurst Low Weald of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying gently undulating landscape of the Low Weald</li> <li>• Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere</li> <li>• Dominance of mature oak trees as imposing hedgerow trees and sometimes within field where hedgerows have been lost</li> <li>• Large scale open field where hedgerows have been removed from intensive arable cultivation</li> <li>• Sparse scattered small woodlands</li> <li>• Winding roads with wide verges bounded by ditches and mixed native hedgerows</li> <li>• Historic buildings scattered through the landscape and in the historic cores of Marden and Staplehurst</li> </ul> <p>The condition assessment is Good and the sensitivity assessment is High</p>
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	<p>The guidelines are for this area are CONSERVE.</p> <p>This is an existing Gypsy and Traveller site. It is relatively well screened from the road. Part of the hardstanding area and the side elevation of one of the mobile homes can be partially seen in views down the driveway from George Street, as can glimpsed views of the paddock to the rear, but overall the existing trees and hedgerows fronting George Street serve to largely screen the site in views from the road.</p> <p><i>Trees:</i> no TPOs; no Ancient Woodland</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	The occupant has confirmed availability.
Availability conclusion	Available – wider Gypsy & Traveller community

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None identified
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Existing Gypsy and Traveller site located in a sparsely developed, rural</li> </ul>	

area.

- Site is not on a public transport route and is some 1.3 miles from Staplehurst. Occupants are likely to have to rely on private cars to access essential services and facilities.
- Existing development is quite well screened by the existing vegetation fronting onto George Street
- George Street is the main public vantage point from where the site can be seen.
- Considered that a modest extension could be achieved provided this makes use of the current access and secures the current tree/hedgerow screen.

**PITCH CAPACITY ; additional 2 pitches**

**ACCEPT**

<b>1. SITE INFORMATION</b>	
Reference number	0081
Site name/address	The Paddock, George Street Staplehurst
Landowner	Mr Brazil
Agent	n/a
Greenfield/PDL	Existing Gypsy site with hardstanding, paddock to the rear.
Site area (ha)/ estimated pitches	Existing site 0.16ha With paddock to the rear/east – 1.4 ha Theoretical capacity for 14 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>10/1222 - Removal of condition 1 (to allow permanent occupation) and the variation of condition 3 (to allow no more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be a static caravan or mobile home) shall be stationed on the site at any time) of permission MA/08/1920 Approved 12/6/12 (appeal)</p> <p>08/1920 - Application for the change of use of land to residential including the siting of 4 no. mobile homes, washroom, waste recycling enclosure and provision for 2 no. touring caravans for a gypsy family and the erection of a stable block and change of use of land for the keeping of horses Approved 30/4/09 (with temporary condition)</p> <p>The site has permanent non-personal consent for 2 mobiles and 2 tourers.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>The site is accessed from George Street, a rural land to the north of Staplehurst. The site lies on the northern side of George Street. The site is situated in the south western corner of a field used as pasture.</p>

	<p>The site is set back from the road, accessed via a tarmacked driveway. The mobile homes are sited to the east of the driveway, largely screened from the road by a hedgerow. Facing the site on the south side of George Street are playing fields (cricket/football). To the west is the Gypsy site Bluebell Farm.</p> <p><i>Flood risk:</i> no; site does not fall within FZ2/3. EA – no objection</p> <p><i>Access:</i> KCC Highways – no objection</p> <p><i>PROW:</i> none in the immediate vicinity of the site</p> <p><i>Impact on residential amenity:</i> The property Yew Tree House is approximately 180m to the east of the site, on the south side of George Street. Between the site and this property (as the crow flies) is the tree belt which fronts onto the northern side of George Street and part of the golf course. Impacts on residential amenity of a modest increase in the number of mobile homes on this site are unlikely to be adverse.</p> <p><i>Heritage impacts:</i> [Duckhurst Farmhouse (Grade II) is situated within the Duckhurst Farm complex some 400m from the site]</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology – Mixture of grazed grassland, hard standing and scrub and poss remnant orchard. The area of scrub provides the greatest interest and provide suitable habitat for reptiles, GCN and breeding birds. GCn have been recorded within the surrounding area. Ecological surveys would need to be carried out. Ecological constraint level 3 – potential for minor ecological impacts.</p>
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	<p><i>Noise, air quality &amp; land condition:</i>  There are no exceptional noise generating uses in the vicinity of the site. The site is not in a AQMA. There are no apparent land contamination or stability issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i>  This is an existing Gypsy site with existing servicing.</p> <p>The site is approximately 1.2 miles from the centre of Staplehurst.</p> <p><i>Landscape impact:</i>  The site is located within the Staplehurst Low Weald of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying gently undulating landscape of the Low Weald</li> <li>• Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere</li> <li>• Dominance of mature oak trees as imposing hedgerow trees and sometimes within field where hedgerows have been lost</li> <li>• Large scale open field where hedgerows have been removed from intensive arable cultivation</li> <li>• Sparse scattered small woodlands</li> <li>• Winding roads with wide verges bounded by ditches and mixed native hedgerows</li> <li>• Historic buildings scattered through the landscape and in the historic cores of Marden and Staplehurst</li> </ul> <p>The condition assessment is Good and the sensitivity assessment is High</p> <p>The guidelines are for this area are</p>
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	<p>CONSERVE.</p> <p>This is an existing Gypsy and Traveller site. It is well screened from the road. by the existing trees and hedgerows fronting George Street. In view of this natural screening, a limited number of additional mobile(s) could be sited to the east of the existing without undue adverse impact on the landscape.</p> <p><i>Trees:</i> no TPOs; no Ancient Woodland</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	The occupant has confirmed availability.
Availability conclusion	Available – wider Gypsy & Traveller community

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None identified
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Existing Gypsy and Traveller site located in a sparsely developed, rural area.</li> <li>• Site is some 1.3 m from Staplehurst and is not on a public transport route. Occupants are likely to have to rely on their private cars to access services and facilities.</li> <li>• Existing development is quite well screened by the existing vegetation</li> </ul>	



fronting onto George Street

- George Street is the main public vantage point from where the site can be seen. There are no PROW etc giving public views of the land to the rear of the site
- Considered that a modest extension to the east of the site (could be achieved provided this makes use of the current access and secures the current tree/hedgerow screen.

**PITCH CAPACITY 2 additional**

**ACCEPT**

<b>1. SITE INFORMATION</b>	
Reference number	0084
Site name/address	Kilnwood Farm, Old Ham Lane, Lenham
Landowner	Mr & Mrs Matthews
Agent	n/a
Greenfield/PDL	Existing Gypsy site with areas of hardstanding
Site area (ha)/ estimated pitches	Central area of the site is some 0.4ha Potential capacity for approximately 2 additional pitches.
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 12/1276 Change of use of land to a mixed use as a residential caravan site for two gypsy families (including the erection of two utility/day rooms, the siting of 2 static mobile homes and 2 touring caravans and provision of associated hard standings) and the keeping of horses. Approved 27/11/12</p> <p>The site has permanent non personal consent for 2 mobiles and 2 tourers.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>This existing Gypsy site lies to the east side of Old Ham Lane, to the north of HS1. The land rises up from Old Ham Lane. The site is a cleared area which falls within Kiln Wood Local Wildlife Site managed by Kent Wildlife Trust. Kilnwood itself, north of the site, is also designated as Ancient Woodland. To the south of the site, between it and HS1, is Woodside Farm. To the west of the site is a stream and beyond this pasture land. Within the site is an existing mobile home, located centrally in the site on an open grassed area, and pens previously used for the breeding of fowl and other animals. A further mobile home is sited at the eastern edge of the site, immediately abutting the woodland. (not occupied at the time of the site visit – July 2015)</p>

	<p><i>Flood risk:</i>EA consultation response to application 12/1276 – no objection in principle to the change of use. (advice supplied re discharge of effluent, surface water drainage pollution prevention and waste management) EA - no objections</p> <p><i>Access:</i>KCC highways - no objection</p> <p><i>PROW:</i> None through or adjacent to the site.</p> <p><i>Impact on residential amenity:</i> Consideration from application 12/1276: The pitches are some 160m from Woodside Farm, approximately 200m from Keepers Farm to the west and approximately 160m from Squirrels Dray on Headcorn Road. On this basis the use of the site was not considered to impact unduly on residential amenity.</p> <p><i>Heritage impacts:</i> Keepers Farmhouse (Grade II) on Old Ham Lane is more than 200m from the existing Gypsy site.</p> <p><i>Ecological impacts:</i> KCC Ecology comments on 12/1276 (summary) – as the proposed development would result in the loss of acid grassland (BAP habitat), we recommend that a management plan is produced to benefit biodiversity. KCC Ecology - Acid grassland has been recorded within the site as such any proposed developments must manage and enhance the grassland within the site. The site contains rough grassland, scrub and mature trees. The site is adjacent to a LWS and Ancient Woodland there is a need to ensure any development do not impact the designates site. Ecological constraint level 2 - potential for moderate ecological impacts</p>
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	<p><i>Noise, air quality &amp; land condition:</i>  Noise was not a determining issue for the application 12/1276; HS1 is approximately 150m from the site at its nearest point. Site is not within a AQMA. No discernable issues of land stability or contamination.</p> <p><i>Sustainability, access to services &amp; utilities:</i>  This is an existing, serviced Gypsy site.</p> <p>The site is some 1.4 miles from the centre of Lenham, 1 mile from the primary school and 1.7 miles from Lenham Surgery (GP).</p> <p><i>Landscape impact:</i>  The site is located within the Harrietsham to Lenham Vale character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Landscape to the north forms part of the Kent Downs AONB</li> <li>• Topography slopes upwards to the north across the foothills and lower slopes of the North Downs</li> <li>• Mosaic of mixed farmland divide by non rectilinear hedgerow boundaries</li> <li>• Pocket of lowland dry acid grassland</li> <li>• Small field pattern and equestrian grazing north of Harrietsham</li> <li>• Series of drains running south often defined by ribbons of native vegetation</li> <li>• Blocks of native woodland</li> <li>• Large scale industrial and commercial development</li> </ul> <p>The condition assessment is Moderate and the sensitivity assessment is Very High</p> <p>The guidelines are for this area are CONSERVE &amp; RESTORE</p> <p>From the consideration of application 12/1276 – the site is well screened by existing trees and landscaping along the</p>
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	<p>stream which forms the western boundary of the site. I do not consider that the site would be visually intrusive or harmful to the character and appearance of the surrounding area.</p> <p>From the latest site visit, the site is still effectively screened by the woodland to the east and trees/landscaping to the west.</p> <p><i>Trees:</i> MBC Landscape Officer comments on 12/1276 (summary) . No TPOS. Site is located within the Kilnwood Farm and pasture LWS and adjacent to designated Ancient Woodland on the north and east boundaries. No objection provided a 15m buffer from the edge of the woodland is maintained.</p> <p><i>Agricultural Land Quality: Grade 3</i></p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>The occupant has confirmed that the site is available.</p>
<p>Availability conclusion</p>	<p>Available – family only</p>

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>No abnormal costs are apparent.</p>
<p>When could the site be delivered?</p>	<p>Immediately</p>
<p>Achievability conclusion</p>	<p>Achievable.</p>

<b>5. CONCLUSIONS</b>
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- Site is well screened by existing trees and landscaping and by the woodland to the east
- There is considered to be scope to increase the number of mobiles within the site without undue impact of the rural character or appearance of the area
- To enable a sufficient buffer to the ancient woodland, site additional mobiles towards the centre of the site; adjacent to the existing mobile

**PITCH CAPACITY 2 additional**

**ACCEPT for 2 additional pitches**

<b>1. SITE INFORMATION</b>	
Reference number	0109
Site name/address	Neverend Lodge, Pye Corner, Ulcombe
Landowner	Mr & Mrs Desprose
Agent	n/a
Greenfield/PDL	Existing Gypsy site plus pasture
Site area (ha)/ estimated pitches	0.75ha in total. Theoretical capacity for up to 7 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> MA/12/1229 Retrospective application for the change of use of land for the stationing of a mobile home for residential occupation by a gypsy family and the erection of a day room and including the proposed creation of a new access onto the highway. Approved 17/5/13.</p> <p>Consented mobile and day room to be sited in the SW corner of the site</p> <p><i>Site description &amp; surrounding land uses:</i> This existing Gypsy site is located to the south-west of Pye Corner and south of the village of Ulcombe. The site lies to the east of a single width rural lane that runs between the Headcorn Road and the C85 Eastwood Road. Access to the site is via a cinder drive which bends to the south towards the existing site which is located in the SW corner of an agricultural field. At the time of the site visit (July 2015) there was a day room on site, located in the SE corner of the site but the consented mobile (to be sited along the southern edge of the site) was not present. Forward of the site, between day room and the driveway, is an area laid out as gardens and the site is enclosed to the east and north by post and rail fencing. There is a pond area in the north western corner of the site. The boundary between the site and the lane is marked by vegetation and trees.</p>

	<p>The nearest residential property is Neverend Farm which is on adjoining land to the north-east.</p> <p><i>Flood risk:</i> no; site is not in FZ2/3. EA – no objection</p> <p><i>Access:</i>KCC Highways – no objection</p> <p><i>PROW:</i> A public footpath (KH332) runs on a north west/south east axis across land to the south of the site, some 300m from the south boundary of the site.</p> <p><i>Impact on residential amenity:</i> The nearest dwelling at Neverend Farm, at around 150 metres, is a significant distance from the existing site and other properties in the vicinity are around double that distance away. These distances are sufficient to prevent any significant impact on residential amenity in terms of privacy, light or overwhelming, as well as adequate to prevent general noise disturbance.</p> <p><i>Heritage impacts:</i> none in the vicinity of the site</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology – Ponds are present within the site as such there is potential for GCN to be present within the site. The site has changed the aerial photos and we are aware a pitch is already present within the site. There is a need for any future works to consider the impact works will have on GCN. Ecological constraint level 3 - Potential for minor ecological impacts.</p> <p><i>Noise, air quality &amp; land condition:</i> A</p>
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	<p>residential use is not generally a noise generating use. There are no excessive noise generating uses in the vicinity of the site which would make the living environment unsuitable for future occupants. The site is not in an AQMA. No discernable issues of land contamination or land stability.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Existing site with servicing. The nearest significant settlement is Sutton Valence which has a GP surgery (approx. 4.3 miles) Ulcombe has a primary school (approx. 0.9 miles)</p> <p><i>Landscape impact:</i> The site is located within the Ulcombe Mixed Farmlands character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Undulating landscape with wide views</li> <li>• Scattered orchards and mixed woodland blocks</li> <li>• Isolated oaks trees within pasture and mature oak hedgerows</li> <li>• Limited arable land</li> <li>• Field ponds</li> <li>• Linear settlements and strong local vernacular</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is Very High</p> <p>The guidelines for this area are CONSERVE</p> <p>The overriding character of the area is open agricultural fields with traditional field boundaries interspersed with sporadic, mostly residential (including gypsy and traveller) and agricultural, development. There is in particular a cluster of development around the junction of Pye Corner to the north-east.</p>
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	<p>The principal public view into the existing site is via the site entrance. From this viewpoint, and from further south along the lane, views of the day room/mobile (when present) and the garden area are obscured (in summer) by the hedge/landscaping along the lane edge and, beyond that, the intervening field hedge and planting around the pond.</p> <p>It is considered that an additional mobile sited adjacent to the existing consented mobile would have limited adverse impact on the character and appearance of the countryside in this location.</p> <p>The presence of other Gypsy sites on land to the east of this site is noted namely, "Roydon Farm" and "Hawthorn Farm". There is also a current application for 7 mobiles on land adjacent to Vine Cottage (0193) (MA/15/500326) which is awaiting decision.</p> <p>These sites are, however, separated from the existing site by a field and the intervening agricultural and former nursery buildings associated with Neverend Farm. There is also a tall hedge (leylandei or similar) along the eastern boundary of the intervening field which curtails views to the existing Gypsy sites to the east. Accordingly, an additional mobile within the existing site is not considered to have an unacceptable cumulative landscape impact.</p> <p><i>Trees:</i> No TPOs; No ancient woodland</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<b>3. AVAILABILITY</b>	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Occupant has confirmed availability.
Availability conclusion	Available – family only

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Nothing apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>
<ul style="list-style-type: none"> <li>• Existing site is well screened</li> <li>• Occupants are likely to have to rely on the private car to access key services and facilities</li> <li>• Scope for up to 1 additional pitch located immediately adjacent (east) of the existing mobile</li> <li>• Enhance eastern boundary with native hedge planting</li> </ul> <p><b>PITCH CAPACITY 1 additional</b></p> <p><b>ACCEPT</b> for 1 additional pitch (1 mobile)</p>

<b>1. SITE INFORMATION</b>	
Reference number	0115
Site name/address	Roydon Farm, Pye Corner, Ulcombe
Landowner	Mr & Mrs Hawes
Agent	n/a
Greenfield/PDL	Existing Gypsy site
Site area (ha)/ estimated pitches	Up to 0.5 ha; <5 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>12/2276 Variation of conditions 1 and 2 of planning permission reference MA/03/2369 (change of use of land to a mixed use of agricultural and residential for the stationing of one mobile home and one touring caravan and utility room for gypsy family) to enable the stationing of two additional mobile homes for an extended gypsy family. Approved 29/8/13</p> <p>07/2128 Variation of condition 2 of planning permission MA/03/2369 (Change of use of land to a mixed use of agriculture and residential, for the stationing of one mobile home and one touring caravan and utility room for gypsy family) to include the stationing of one additional mobile home, Approved 18/9/08</p> <p>05/2260 Change of use from agriculture to residential use for the stationing of 1 no. mobile home for additional accommodation for a gypsy family plus 1 no. touring caravan. Approved 12/1/06</p> <p>03/2369 Change of use of land to a mixed use of agriculture and residential, for the stationing of 1 No. mobile home and 1 No. touring caravan and utility room for gypsy family. Approved 27/2/04</p> <p>Site has non-personal permanent permission for 5 mobiles (confirmed in</p>

	<p>decision notice for 12/2276)</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>This is an existing Gypsy site with areas of hardstanding. To the north is a small copse of woodland which extends round the site to the west to form a wooded boundary along part of the western extent of the site. North of the site, beyond the copse is a agricultural style building.</p> <p>The site is served by an unmade track from the north which also serves a further Gypsy site to the south (Hawthorn Farm) as well as number of residential properties. Access into the site is via close-boarded double gates. Further south, the boundary to the track is marked by a native hedgerow.</p> <p>The existing mobile homes, and associated dayrooms and utility blocks are sited along the northern and western boundaries of the site. The intervening land between the mobiles homes and the track is an area of scrub/pasture and this also extends further to the south.</p> <p><i>Flood risk:</i> no; not in FZ2/3. EA – no objections</p> <p><i>Access:</i> KCC Highways – no objection</p> <p><i>PROW:</i> KH330 footpath runs along the lane immediately bordering the site to the east.</p> <p><i>Impact on residential amenity:</i> The site is sufficiently removed from other residential properties to minimise adverse impacts on other’s residential amenity.</p> <p><i>Heritage impacts:</i> none in the immediate vicinity</p> <p><i>Ecological impacts:</i> KCC Ecology - The site is regularly mown grassland and buildings. The boundary of the site has mature hedgerows and there are a number of trees to the north of the site. The surrounding</p>
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	<p>habitat appears to be of some ecological interest so any proposed development must ensure it does not impact it or the boundaries. The buildings may have potential to be used by roosting bats. Ecological constraint level 3 - Potential for minor ecological impacts</p> <p><i>Noise, air quality &amp; land condition:</i> No exceptional noise generating uses near to the site. Site is not within an AQMA and there are no discernable land contamination or land stability issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Existing site with servicing. The nearest significant settlement is Sutton Valence which has a GP surgery (approx. 4.7 miles) Ulcombe has a primary school (approx. 0.5 miles)</p> <p><i>Landscape impact:</i> The site is located within the Ulcombe Mixed Farmlands character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Undulating landscape with wide views</li> <li>• Scattered orchards and mixed woodland blocks</li> <li>• Isolated oaks trees within pasture and mature oak hedgerows</li> <li>• Limited arable land</li> <li>• Field ponds</li> <li>• Linear settlements and strong local vernacular</li> </ul> <p>The condition assessment is Very Good and the sensitivity assessment is Very High</p> <p>The guidelines for this area are CONSERVE</p> <p>The existing site comprises 5 mobiles plus associated touring caravans and day room buildings. The existing mobiles are quite prominent in short range views above the</p>
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	<p>level of the hedge from the track (a PROW) and also through breaks in the hedge further to the south. The woodland to the north of the site contains view of the site and also effectively screens it in views from a northerly direction. The existing mobiles are quite</p> <p>The presence of another Gypsy site on land to the east of this site is noted namely "Hawthorn Farm". There is also a current application for 7 mobiles on land adjacent to Vine Cottage (0193) (MA/15/500326) which is to the north of the site beyond the woodland copse. This woodland, and the track and intervening fields, visually separate the Roydon Farm site and these other two sites such that, in combination, they are not considered to be an unacceptable cumulative landscape impact.</p> <p>The existing site is nonetheless quite substantial in scale. Further mobile homes sited on the land to the south or on the vacant land between the existing mobiles and the track will be prominent in short range views from the PROW and, together with the existing mobiles, would have an adverse effect on the rural character of the area.</p> <p><i>Trees:</i> no TPOs. No ancient woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 3</p>
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<p><b>3. AVAILABILITY</b></p>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>The occupant has confirmed availability.</p>
<p>Availability conclusion</p>	<p>Available – wider Gypsy &amp; Traveller community</p>

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>
<ul style="list-style-type: none"> <li>• Substantial site, subject to short/medium range view from the PROW</li> <li>• Site has consent for 5 mobiles in total and is now considered to be fully developed.</li> </ul> <p><b>PITCH CAPACITY 0</b></p> <p><b>REJECT</b> for additional pitches</p>



<b>1. SITE INFORMATION</b>	
Reference number	0125
Site name/address	Emmett Hill Nursery, Emmett Hill Lane, Yalding
Landowner	n/k
Agent	n/a
Greenfield/PDL	
Site area (ha)/ estimated pitches	Existing site 0.3ha Including paddock to the rear – 0.65ha  Potential capacity for 6 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i></p> <p>09/0541 Change of use of land to mixed use to include stationing of four caravans, keeping of horses with associated development (hard standing, septic tank, fencing and utility buildings) for occupation of two gypsy families Approved 13/8/09</p> <p>The site has permanent planning permission for 2 mobiles and 2 tourers.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>This existing Gypsy site lies on the southern side of Emmett Hill Lane which is a narrow rural lane. The site is set back from the road behind high metal plate gates. The site is screened from the road by a close boarded fence and, on the road-side of the fence, a belt of trees and hedge. One mobile home is sited adjacent to the north east boundary of the site and another is sited alongside the frontage to the lane, south the entrance. North of the entrance, there is a utility block. Adjacent to the south east boundary, within the site, is an agricultural building. There is a large area of hardstanding with the centre of the site.</p> <p>To south west and south east of the site is agricultural field and paddocks. To the north east is the garden of the properties</p>

	<p>Little Benover Barn /Little Benover Cottage.</p> <p><i>Flood risk:</i> Site is not within FZ2/3 but potential routes for egress are. EA has confirmed that they do not object to additional pitches within this site.</p> <p><i>Access:</i> KCC Highways – no objection</p> <p><i>PROW:</i> none in the immediate vicinity of the site.</p> <p><i>Impact on residential amenity:</i> The nearest residential property is Little Benover Cottage which is some 75m as the crows flies from the boundary of this site. Between the site and the cottage are the extensive grounds of cottage and the boundary is also marked with a mature belt of trees. It is considered that these features are such that the residential amenity of this property would be preserved.</p> <p><i>Heritage impacts:</i> Little Benover (Grade II) is some 150m from the site to the north west.</p> <p><i>Ecological impacts:</i> Site is not within or adjacent to SSSI or LWS. KCC Ecology – Site is a mixture of hard standing, mown/grazed grassland and has mature hedgerows on the N,E and S boundaries. Any development should retain and enhance the boundaries. Number of ponds within the surrounding area so the impact on GCN will need to be considered as part of any planning application. Ecological constraint level 3 - potential for minor ecological impacts.</p> <p><i>Noise, air quality &amp; land condition:</i></p>
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	<p>No exceptional noise generating uses in the vicinity of the site. Site is not within a AQMA. No discernable land stability or land contamination issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> The site is an existing, serviced Gypsy site.</p> <p>The site is 1.1 miles from the centre of Yalding, 1.3 miles from Yalding Primary School and 0.8 miles from Yalding Surgery (GPs). Emmet Hill Lane does not have pavements along its length.</p> <p><i>Landscape impact:</i> The site is located within the Laddingford Low Weald character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Landscape forms part of the wider Low Weald landscape</li> <li>• Low lying landform</li> <li>• Intricate network of ditches, ponds and reservoirs</li> <li>• Small and mostly broadleaf woodland blocks</li> <li>• Orchards, hops and pasture surround settlements</li> <li>• More expansive arable land within surrounding landscape</li> <li>• Much linear settlement with clusters of development at road junctions</li> </ul> <p>The condition assessment is Moderate and the sensitivity assessment is Moderate</p> <p>The guidelines are for this area are CONSERVE &amp; IMPROVE</p> <p>The north/west boundary to the site to the lane is formed of mature trees and a hedgerow which provide good screening from the lane. The site is more open along its south western edge; the close boarded fencing along the boundary and the agricultural building within the site can be viewed in short range views from points in</p>
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	<p>the lane to the south of the site where the hedgerow thins. Overall, from public vantage points, the site is well screened</p> <p><i>Trees:</i> No TPOs; no Ancient Woodland</p> <p><i>Agricultural Land Quality:</i> Grade 2/3</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Unconfirmed.
Availability conclusion	U/C

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Existing site (2 mobiles) with existing hardstanding and agricultural building within the site.</li> <li>• Limited visual impact</li> <li>• Potentially the site could acceptably accommodate up to 2 additional mobiles within the confines of the existing site however the site's availability is unconfirmed so the additional sites are not demonstrably 'deliverable'</li> </ul>	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	0167
Site name/address	Cobnut Tree Place (Plot 1), Church Hill, Boughton Monchelsea
Landowner	n/k
Agent	n/a
Greenfield/PDL	Existing Gypsy site with open land to the front facing Church Hill
Site area (ha)/ estimated pitches	Existing site 0.05ha Open land to the front of the site (0.04ha) (Theoretical potential for up to 1 additional pitch)
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>Planning <i>history</i>: 10/1543 Retrospective planning application for Change of use of land for stationing of caravans for residential occupation with associated works. Approved 20/1/12 (appeal)</p> <p>Site has permanent permission for 1 mobile and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses</i>: The site lies to the west of Church Hill, the northernmost of 4 Gypsy sites on this side of Church Hill. To the north of the site is the Brethren Meeting Room, and along this northern boundary is a close bordered fence of approx. 2m in height behind which (within the site) is a line of trees. To the south is the Gypsy site Four Oaks. The existing mobile home is sited towards the rear of the site orientated in an east-west direction. Behind the mobile home, is a grassed area and an area of scrub. Facing the site on the eastern side of Church Hill is a substantial area of woodland.</p> <p>Entrance to the site from Church Hill is via double close-boarded gates set back from the road. When shut, the gates obscure views into the site from the road. There is also a mature tree/hedge belt along the</p>

	<p>eastern boundary of the site, fronting the road, which also serves to screen the site from views from the road (in summer).</p> <p><i>Flood risk:</i> no; not in FZ2/3. EA – no objection</p> <p><i>Access:</i> access is directly onto Church Hill. There is a pavement on the western side of Church Hill heading north (towards the primary school and Boughton Monchelsea village) from a point outside the Brethren Meeting Hall.</p> <p>KCC Highways: no objection</p> <p><i>PROW:</i> none in the immediate vicinity of the site.</p> <p><i>Impact on residential amenity:</i> to the north is the meeting hall and beyond that the primary school. To the south is the Gypsy site Four Oaks. A further mobile home to the rear of the site would not create undue amenity impacts in terms of noise, disturbance and overlooking of the adjacent Gypsy site.</p> <p><i>Heritage impacts:</i> no identified heritage assets in the immediate vicinity of the site</p> <p><i>Ecological impacts:</i>          Site does not fall within or adjacent to a SSSI/LWS.          KCC Ecology: An area of regularly mown/grazed grassland. There is a mature hedgerow to the east of the site and any proposed development should retain and enhance it. The eastern boundary is adjacent to a block of woodland which is connected to an area of ancient Woodland. We would expect measures to be included to avoid impacting the woodland and the Ancient Woodland.          Ecological constraint level 3/4 - minimal/minor potential for ecological impacts (due to presence of Ancient Woodland)</p>
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*Noise, air quality & land condition:* Site is not within an AQMA. There are no exceptional noise generating uses in the vicinity of the site and no discernable land stability/condition issues.

*Sustainability, access to services & utilities:* Existing serviced site.

Boughton Monchelsea is the nearest settlement with local facilities and services. Boughton Monchelsea primary school is approximately 0.2 miles away. Orchard Medical Practice (Coxheath) is approximately 1.6 miles away from the site.

*Landscape impact:*

The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include

- Plateau above the Greensand Ridge
- Sweet chestnut coppice woodland
- Orchards
- Arable land
- Recent infill development
- Grid like road pattern

The condition assessment is Very Poor and the sensitivity assessment is Very Low

The guidelines are for this area are IMPROVE.

The tree/hedge belt along the road frontage effectively screens the site in in views from Church Hill in the summer. More glimpsed, intermittent views are likely to be achievable in the winter months. The principal visual impact of the site is from the existing access onto Church Lane which, together with the accesses to the sites to the south, is an urbanising feature on the rural lane of Church Hill. An additional mobile to the rear of the existing would extend the line of

	<p>development further to the west, beyond the existing alignment of development.</p> <p><i>Trees:</i> The woodland due west of site (but not adjacent to it) is subject to a woodland TPO 3 of 1994.</p> <p><i>Agricultural Land Quality:</i> Grade 2</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Availability of the site is unconfirmed.
Availability conclusion	u/c

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• Visual impact of the existing development is limited; principal impact is due to the existing access onto Church Hill</li> <li>• A further mobile home/s to the rear of the existing would extend the line of development further to the west, beyond the existing alignment of development. This would result in further encroachment of development into the countryside and would further erode the rural character of the area.</li> <li>• Availability of the site is unconfirmed</li> </ul>	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	



<b>1. SITE INFORMATION</b>	
Reference number	0168
Site name/address	Greenacres (Plot 5), Church Hill, Boughton Monchelsea
Landowner	Ms Edwards
Agent	n/a
Greenfield/PDL	Existing Gypsy site and pasture to the rear
Site area (ha)/ estimated pitches	Existing site 0.08ha Pasture to the rear 0.25ha. Theoretical potential for up to 3 additional pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>Planning <i>history</i>: 10/1545 Retrospective planning application for Change of use of land for stationing of caravans for residential occupation with associated works. Approved 20/1/12 (appeal)</p> <p>Site has permanent permission for 1 mobile and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>This is an existing Gypsy site. The site lies to the west of Church Hill, the southern most of a series of 4 Gypsy sites on this side of Church Hill. To the north is the property Barn View. To the south is agricultural fields and further beyond, the property The Vicarage and Cherry Tree Park holiday home site. To the rear (west) of the site is a paddock and beyond that woodland. Facing the site on the eastern side of Church Hill is extensive woodland.</p> <p>The site lies behind wooden close boarded gates. The eaves and roof of a single mobile home which faces Church Hill can be seen above the level of the gates when they are closed.</p> <p>Further the south along Church Hill there is a field gateway. From this gateway there is a clearer view towards the southern</p>

	<p>boundary of the site. The eaves of the side elevation of the mobile home can be seen above the level of the close boarded fence boundary from this vantage point</p> <p><i>Flood risk:</i> no; not in FZ2/3. EA – no objection</p> <p><i>Access:</i> access is directly onto Church Hill. There is a pavement on the western side of Church Hill heading north (towards the primary school and Boughton Monchelsea village) from a point outside the Brethren Meeting Hall. KCC Highways: no objection</p> <p><i>PROW:</i> none in the immediate vicinity of the site.</p> <p><i>Impact on residential amenity:</i> the nearest residential properties to the south are some 75 m distant (as the crow flies) with a intervening belt of trees. Impacts on residential amenity through overlooking, noise or disturbance would be expected to be adverse.</p> <p><i>Heritage impacts:</i> no identified heritage assets in the immediate vicinity of the site</p> <p><i>Ecological impacts:</i> Site is not within or adjacent to a SSSI/LWS. KCC Ecology: An area of regularly mown/grazed grassland. There is a mature hedgerow to the east of the site and any proposed development should retain and enhance it. The eastern boundary is adjacent to a block of woodland which is connected to an area of ancient Woodland. We would expect measures to be included to avoid impacting the woodland and the Ancient Woodland. Ecological constraint level 3/4 - minimal/minor potential for ecological impacts (due to presence of Ancient Woodland)</p>
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	<p><i>Noise, air quality &amp; land condition:</i> Site is not within an AQMA. There are no exceptional noise generating uses in the vicinity of the site and no discernable land stability/condition issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Existing serviced site.</p> <p>Boughton Monchelsea is the nearest settlement with local facilities and services. Boughton Monchelsea primary school is approximately 0.3 miles away. Orchard Medical Practice (Coxheath) is approximately 1.8 miles away from the site.</p> <p><i>Landscape impact:</i> The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Plateau above the Greensand Ridge</li> <li>• Sweet chestnut coppice woodland</li> <li>• Orchards</li> <li>• Arable land</li> <li>• Recent infill development</li> <li>• Grid like road pattern</li> </ul> <p>The condition assessment is Very Poor and the sensitivity assessment is Very Low</p> <p>The guidelines are for this area are IMPROVE.</p> <p>The tree/hedge belt along the road frontage effectively screens the site in in views from Church Hill in the summer. More glimpsed, intermittent views are likely to be achievable in the winter months. The principal visual impact of the site is through the gateway entrance to the site (when open) from which a short range view into the site can be achieved.</p> <p>There is also a partially obscured view of</p>
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	<p>the side elevation of the existing mobile home from the gateway further south along Church Hill. Again this view will be more prominent in winter month but still mitigated to a degree by the intervening vegetation. In this view the site is seen with the backdrop of woodland in the medium distance.</p> <p>The access onto Church Lane which, together with the accesses to the other nearby sites onto this part of Church Hill, is also an urbanising feature on the rural lane of Church Hill.</p> <p><i>Trees:</i> Cock Wood to the rear of the site to the south west (but not adjacent to it) is identified as a Plantation on Ancient Woodland Sites (PAWS). The woodland due west of site (but not adjacent to it) is subject to a woodland TPO 3 of 1994.</p> <p><i>Agricultural Land Quality: Grade 2</i></p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>The occupant has confirmed the availability of the site.</p>
<p>Availability conclusion</p>	<p>Available – family only</p>

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>
<ul style="list-style-type: none"> <li>• Visual impact of the existing development is limited to relatively short range views from the gateway to the site and from a field gateway further south off Church Hill</li> <li>• A further mobile home could be sited within the existing hardstanding area along the southern boundary of the site. This would be subject to shortrange views from Church Hill and would have an modest visual impact</li> <li>• Primary school is within walking distance although this part of Church Hill does not have pavements. Heath Rd is on a bus route.</li> <li>• Availability of the site is for family members only</li> </ul> <p><b>PITCH CAPACITY 1</b></p> <p><b>ACCEPT</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	0170
Site name/address	Four Oaks (Plot 2), Church Hill, Boughton Monchelsea
Landowner	Mr Lee
Agent	n/a
Greenfield/PDL	Existing Gypsy site and pasture to the rear
Site area (ha)/ estimated pitches	Existing site 0.06ha Pasture adjacent to the existing site to the south (0.05ha). Theoretical potential for up to 1 additional pitch
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site plus pasture to the south

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>Planning <i>history</i>: 12/0672 application to discharge conditions relating to applications 10/1544 relating to landscaping, materials, lighting and site layout. Approved 6/7/12.</p> <p>10/1544 Retrospective application for Change of use of land for stationing of caravans for residential occupation with associated works Approved 20/1/12 (appeal)</p> <p>Site has permanent permission for 2 mobiles and 1 tourer.</p> <p><i>Site description &amp; surrounding land uses:</i> This is an existing Gypsy site. The site lies to the west of Church Hill. To the north is another Gypsy site, Cobnut Tree Place and to the south the property The Fairway. As permitted, one mobile home (mobile 2) is sited parallel with and adjacent to the eastern boundary of the site and another (mobile 1) is adjacent with the boundary to the north, sited in an east-west direction. There is a utility building to the west of mobile 2 sited more centrally in the site. To the south of the mobile homes is a grassed amenity area. To the rear of the site is a further grassed amenity area and beyond that a paddock area.</p>

	<p>The site is accessed from Church Hill. The entrance comprises ornate metal gates with close boarded fencing either side.</p> <p>The front elevation of the utility building and the side and part of the rear elevation of mobile 2 can be seen from Church Hill through the entrance gates to the site. From this same vantage point, there is a view towards the paddock at the rear of the site and of the amenity area located towards the south of the site and beyond that partial views into the adjacent site to the south.</p> <p>There is a mature tree/hedge belt along the eastern boundary of the site, fronting the road, which also serves to screen the site from views from the road (in summer).</p> <p><i>Flood risk:</i> no; not in FZ2/3. EA – no objection</p> <p><i>Access:</i> access is directly onto Church Hill. There is a pavement on the western side of Church Hill heading north (towards the primary school and Boughton Monchelsea village) from a point outside the Brethren Meeting Hall. KCC Highways – no objection</p> <p><i>PROW:</i> none in the immediate vicinity of the site.</p> <p><i>Impact on residential amenity:</i> immediately adjacent to the site is an existing Gypsy site (Cobnut Tree Place) and The Fairway. As mobile homes are single storey, there is limited prospect of adverse impacts on residential amenity through overlooking.</p> <p><i>Heritage impacts:</i> none in the immediate vicinity of the site</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology: An area of regularly</p>
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	<p>mown/grazed grassland. There is a mature hedgerow to the east of the site and any proposed development should retain and enhance it. The eastern boundary is adjacent to a block of woodland which is connected to an area of ancient Woodland. We would expect measures to be included to avoid impacting the woodland and the Ancient Woodland.</p> <p>Ecological constraint level 3/4 - minimal/minor potential for ecological impacts (due to presence of Ancient Woodland)</p> <p><i>Noise, air quality &amp; land condition:</i> Site is not within an AQMA. There are no exceptional noise generating uses in the vicinity of the site and no discernable land stability/condition issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> Existing serviced site.</p> <p>Boughton Monchelsea is the nearest settlement with local facilities and services. Boughton Monchelsea primary school is approximately 0.2 miles away. Orchard Medical Practice (Coxheath) is approximately 1.6 miles away from the site.</p> <p><i>Landscape impact:</i> The site is located within the Boughton Monchelsea to Chart Sutton Plateau character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Plateau above the Greensand Ridge</li> <li>• Sweet chestnut coppice woodland</li> <li>• Orchards</li> <li>• Arable land</li> <li>• Recent infill development</li> <li>• Grid like road pattern</li> </ul> <p>The condition assessment is Very Poor and the sensitivity assessment is Very Low</p> <p>The guidelines are for this area are</p>
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	<p><b>IMPROVE.</b></p> <p>The tree/hedge belt along the road frontage effectively screens the site in in views from Church Hill in the summer. More glimpsed, intermittent views are likely to be achievable in the winter months. The principal visual impact of the site is through the gateway entrance to the site from which partial views of the existing mobile/utility block and into the depth of the site can be achieved. The access onto Church Lane which, together with the accesses to the other nearby sites onto this part of Church Hill, is also an urbanising feature on the rural lane of Church Hill.</p> <p>With the existing layout of the site including the amenity areas, the siting of any additional mobile would need to be to the rear of the exiting developed area. This would extend the line of development further to the west, beyond the existing alignment of development.</p> <p><i>Trees:</i> The woodland due west of site (but not adjacent to it) is subject to a woodland TPO 3 of 1994.</p> <p><i>Agricultural Land Quality: Grade 2</i></p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>The occupant has confirmed the availability of the site.</p>
<p>Availability conclusion</p>	<p>Available – family only</p>

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>
<ul style="list-style-type: none"> <li>• Visual impact of the existing development is limited to relatively short range views from Church Hill</li> <li>• A further mobile home/s to the rear of the existing would extend the line of development further to the west, beyond the existing alignment of development. This would result in further encroachment of development into the countryside and would further erode the rural character of the area.</li> <li>• Availability of the site is for family members only</li> </ul> <p><b>PITCH CAPACITY 0</b></p> <p><b>REJECT</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	0173
Site name/address	r/o Granada Lenham Road Headcorn
Landowner	Mr Skilton
Agent	n/a
Greenfield/PDL	Existing Gypsy site with hardstanding and grassed areas
Site area (ha)/ estimated pitches	0.17ha Potential capacity for 2 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 11/1413 Stationing of 1No. mobile home for residential use Approved 22/11/12</p> <p><i>Site description &amp; surrounding land uses:</i></p> <p>This is an existing Gypsy site located on the southern side of Lenham Road, Headcorn. The site lies immediately to the rear (south) of Granada which is itself a Gypsy site with permanent permission for two mobiles . To the immediate west of Granada, also fronting Lenham Road is Lorne Greenacres which is a Gypsy site with permanent permission for three mobiles.</p> <p>The site itself is mainly hardsurfaced and is separated from Granada to the north with a coniferous hedge. Access into the site is via a driveway shared with Granada. The eastern and southern boundaries of the site comprise native tree/hedge belts. To the immediate west of the site is an area of pasture which is itself enclosed by a hedge. There is extant permanent permission for a mobile home to be sited in the north western corner of the site.</p> <p><i>Flood risk:</i> no; site is not within FZ2/3. EA – no objections</p> <p><i>Access:</i> KCC Highways – no objection</p>

	<p><i>PROW:</i> none in the vicinity of the site</p> <p><i>Impact on residential amenity:</i> The nearest properties are the Gypsy sites of Granada and Lorne Acres themselves. There is also an extant consent for an additional mobile on the land to the rear of Granada. The amenity of these properties can be preserved by appropriate siting and retention of the existing landscaping.</p> <p><i>Heritage impacts:</i> None in the vicinity of the site</p> <p><i>Ecological impacts:</i> site is not within or adjacent to a SSSI/LWS. KCC Ecology - buildings, hard standing and Mown Grassland with a mature hedgerow to the N and E of the site. Any hedgerows should be retained and enhanced within the development. Ecological constraint level 4 - Minimal potential for ecological impacts.</p> <p><i>Noise, air quality &amp; land condition:</i> No excessive noise generators near to the site. Site is not within a AQMA. No discernable land stability or contamination issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> The site is an existing Gypsy site with existing servicing</p> <p>.</p> <p>The site is some 0.9 miles from the centre of Headcorn, 0.9 miles to Headcorn Primary School and 1.2 miles to Headcorn GP surgery.</p> <p><i>Landscape impact:</i> The site is located within the Headcorn Pastureland character area of the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Low lying landscape which forms part</li> </ul>
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	<p>of the Low Weald</p> <ul style="list-style-type: none"> <li>• Reservoirs along the foot of the Greensand Ridge</li> <li>• Drainage ditches running southwards towards the River Beult</li> <li>• Enclosed pasture</li> <li>• Sparse development with scattered farms and small hamlets</li> <li>• Dominance of mature oaks within pasture and as mature hedgerow trees</li> </ul> <p>The condition assessment is Good and the sensitivity assessment is High</p> <p>The guidelines for this area are CONSERVE</p> <p>The site lies immediately to the rear of 'Granada'. By virtue of the development at Granada and the adjacent Lorne Greenacres site and the presence of existing landscaping, the land to the rear is not visible in the close range views from Lenham Road. Views from further east along Lenham Road are also limited by the existing hedgerow along the eastern boundary of the site.</p> <p><i>Trees:</i> No TPOS; No Ancient Woodland.</p> <p><i>Agricultural Land Quality: Grade 3</i></p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	<p>The occupant has confirmed that the site is available</p>
<p>Availability conclusion</p>	<p>Available – wider Gypsy &amp; Traveller community</p>

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Nothing apparent
When could the site be delivered?	Immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>
<ul style="list-style-type: none"> <li>• Limited visual impact of a further mobile home on this site.</li> <li>• Occupants are likely to have to rely on private cars to access services in Headcorn</li> <li>• Consider there is capacity for 1 additional mobile to the east of the existing permitted mobile.</li> </ul> <p><b>PITCH CAPACITY</b> 1 additional</p> <p><b>ACCEPT</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	0186
Site name/address	Orchard Farm Nursery Plot 1, Chartway Street, Sutton Valence
Landowner	n/k
Agent	n/a
Greenfield/PDL	Exiting Gypsy site with hardstanding to the rear and grassed amenity land to the front. .
Site area (ha)/ estimated pitches	0.23ha. Potential capacity for up to 2 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Existing permanent Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p><i>Planning history:</i> 12/0605- Change of use of land to use as residential caravan site for one gypsy family with two caravans, erection of an amenity building and laying of hardstanding Approved 25/5/12</p> <p>Site has permission for 1 mobile and 1 tourer located towards the rear (north) of the site.</p> <p><i>Site description &amp; surrounding land uses:</i> This is an existing Gypsy site located to the north of Chartway Street. A mobile home is sited centrally within the site, facing Chartway Street. To the front of the site, between the mobile home and the road, is an area of grassed amenity land. The site is accessed off Chartway Street through double metal gates. This access also serves another Gypsy site (ref 184 land r/o Orchard Farm Nursery; permission for 2 mobiles and 2 tourers) located to the north west of this site and premises for nursery/farm produce sales business. Along the rear (northern) boundary of the site is a belt of landscaping and trees. A screen of trees runs long the site frontage.</p> <p>Immediately adjacent to the east is Orchard Drive (0164) which has permanent permission for 1 mobile and 1 tourer</p>

	<p>(personal condition).</p> <p>Facing the site on the south side of Chartway Street is The Ridge golf course.</p> <p><i>Flood risk:</i> no; site is not within FZ2/3. EA - no objection.</p> <p><i>Access:</i>KCC Highways – no objection</p> <p><i>PROW:</i> not in the immediate vicinity of the site.</p> <p><i>Impact on residential amenity:</i> The site is bounded to the east by another Gypsy site and to the west by the commercial premises and a further Gypsy site. As mobile home is a single storey building, adverse impacts through overlooking are unlikely. Similarly, as this is an existing Gypsy site, it is not considered that additional mobile/s would result in significant additional adverse impacts on noise or disturbance.</p> <p><i>Heritage impacts:</i> no identified heritage assests in the vicinity of the site</p> <p><i>Ecological impacts:</i> Site does not fall within or adjacent to a SSSI/LWS. KCC Ecology - Regularly mown grassland field with mature hedgerows to the North and South of the site. The North of the site appears to a small section of rough grassland. The areas of ecological interest should be retained and enhanced within the site. Ecological constraint level 3 - Potential for minor ecological impacts.</p> <p><i>Noise, air quality &amp; land condition:</i> No exceptional noise generating uses in the vicinity of the site. Site is not in an AQMA. No discernable land condition or stability issues.</p> <p><i>Sustainability, access to services &amp; utilities:</i> This is an established site with exiting</p>
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	<p>services.</p> <p>The site is approximately 1.7 miles from the services and facilities of Sutton Valence including GP practice. Kingswood Primary School is approximately a mile distant.</p> <p>Chartway Street does not have pavements along its length.</p> <p><i>Landscape impact:</i> The site is located within the Kingswood Plateau character area in the Landscape Character Assessment 2012. Key characteristics of this area include</p> <ul style="list-style-type: none"> <li>• Extensive tracts of mixed and sweet chestnut coppice woodland</li> <li>• Plateau of the Greensand Ridge and dip slope to the east</li> <li>• Deep loam to clay soils with extensive deposits of head</li> <li>• Strong sense of enclosure</li> <li>• Extensive recent development.</li> </ul> <p>The condition assessment is Good and the sensitivity assessment is Moderate</p> <p>The guidelines are for this area are CONSERVE &amp; REINFORCE</p> <p>This site sits within an enclave of development on the northern side of Chartway Street comprising The Finches caravan site and Orchard Drive gypsy site to the east and a further Gypsy site and the premises associated with the (former?) nursery to the west. There are short range views of the site through the site entrance from Chartway Street. The tree belt running along the northern boundary serves to contain views to the wider countryside to the north of the site.</p> <p>Note that there are existing Gypsy sites to the north west and east and that the site to the east is subject to a current application for 1 additional mobile (15/501168). There</p>
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	<p>is some separation between this site and the site to the north west. Overall, the cumulative landscape impact of an additional mobile home on this site is considered acceptable</p> <p><i>Trees:</i> No TPOs. No Ancient Woodland.</p> <p><i>Agricultural Land Quality:</i> Grade 2</p>
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<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	Availability is unconfirmed.
Availability conclusion	U/c

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	Nothing apparent.
When could the site be delivered?	immediately
Achievability conclusion	Achievable

<b>5. CONCLUSIONS</b>	
<ul style="list-style-type: none"> <li>• (Caravan) development on either side of the site</li> <li>• Site screened from the road; short range views into the site from the site entrance; views also limited by tree screen to the rear of the site.</li> <li>• Limited additional visual harm from 1 additional mobile within this site but would result in the loss of amenity land</li> <li>• Site availability is unconfirmed so site is not demonstrably 'deliverable'</li> </ul>	
<b>PITCH CAPACITY 0</b>	
<b>Reject</b>	