

Gypsy & Traveller and Travelling Showpeople Sites' Assessment:

Report of Findings

February 2016



Contents

	Page
Introduction	2
Site search chronology	2
Site assessment	5
Site assessment findings	6
Table 1 – Summary of findings for Call for Sites (2013), including unauthorised sites and sites with temporary permission	8
Table 2 – Summary of findings for Call for Sites (2014)	12
Table 3 – Summary of findings for rejected 2013 SHEDLAA sites	13
Table 4 – Summary of findings for rejected 2014 housing sites	14
Table 5 – Summary of findings for public site candidates	15
Table 6 – Summary of findings for existing permanent sites	22
Table 7 – List of existing permanent sites without space for additional pitches (based on an aerial photo review)	28
Appendix A – Site proformas for Call for Sites (2013), including unauthorised sites and sites with temporary permission	A1
Appendix B – Site proformas for Call for Sites (2014)	B1
Appendix C – Site proformas for rejected 2013 SHEDLAA sites	C1
Appendix D – Site proformas for rejected 2014 housing sites	D1
Appendix E – Site proformas for public site candidates	E1
Appendix F– Site proformas for existing permanent sites	F1
Map of assessed sites	

Introduction

1. As for conventional housing, there is a need for additional Gypsy and Traveller pitches and Travelling Showpeople plots in the borough for the period up to 2031. The number of additional pitches/plots needed is evidenced in the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment for Maidstone¹ undertaken by the University of Salford. The need for pitches/plots in Maidstone Borough 2011-31 is as follows:

	2011-16	2016-21	2021-26	2026-31	Total
Gypsy & Traveller Pitches	105	25	27	30	187
Travelling Showpeople Plots	7	1	1	2	11

2. This report sets out the process which has been followed to identify and assess candidate sites for allocation in the draft Local Plan to contribute towards this identified need for additional pitches and plots.
3. This site identification and assessment process took place between December 2012 and August 2015.

Site Search Chronology

Call for Sites (2013)

4. A call for potential Gypsy and Traveller sites was included as part of the overall Call for Sites undertaken between December 2012 and March 2013. Developers, landowners and members of the public were invited to submit potential development sites using a dedicated form for housing, employment, retail, mixed use and Gypsy & Traveller uses. Site submissions were invited from across the borough.
5. The Call for Sites was publicised by means of an advert in the local newspaper². Notification was also sent to all those registered on the Council's LDF database. Tailored letters and emails were sent to Traveller representative groups and to Gypsy & Traveller planning agents active in the borough to encourage them to respond to the invitation to submit potential sites.
6. Outcome: 6 potential Gypsy & Traveller sites were submitted. (Reference GT1 – GT6)

¹ Original study covers 2011-26. The findings have been updated to 2031

² 7th December 2012

Review of unauthorised sites and sites with temporary planning consent (2013)

7. As the response to the Call for Sites (2013) was relatively limited in terms of the number of candidate sites submitted, a review of unauthorised sites and sites with temporary permission was undertaken to determine whether any such sites could be suitable for allocation including the scope for additional pitches within the site and/or extension to the site.
8. Sites which were subject to current planning applications excluded from assessment as their suitability would be determined through the application process.
9. Outcome: 33 sites were assessed (falling within site references GT3-8 to GT3-49).

Call for Sites (2014)

10. As an outcome of the work above, 7 sites with capacity for some 23 additional permanent pitches were allocated in Policy GT1 in the Regulation 18 Local Plan (March 2014).
11. In the knowledge that the inclusion of these 7 sites in the Local Plan would still result in a shortfall against the evidenced need, the council's Cabinet agreed³ that a further call for Gypsy & Traveller sites should be undertaken at the same time as the call for additional housing sites in early 2014 (7th March to 4th April 2014).
12. The 2014 Call for Sites was publicised in the local newspaper⁴ and LDF contacts were notified as previously. Gypsy & Traveller candidate sites were invited from across the borough.
13. Outcome: 7 sites were assessed comprising 3 new sites (references GT3-50 to GT3-52), 1 re-submitted site (reference GT1) and 3 sites where the landowner identified Gypsy & Traveller use as a potential alternative in the event of the site not being suitable for housing (references HO3-208; HO3-210; HO3-218).

Further Site identification work (2014/15)

14. As the response to the 2014 Call for Sites also proved to be limited, other routes to identifying suitable, available sites were explored.
15. The sources of sites that were reviewed were;
 - a Sites rejected for housing, mixed use and employment in the 2013 Strategic Housing and Economic Development

³ 24th February 2014

⁴ 7th March 2014

Land Availability Assessment (SHEDLAA) (references HO-xx/MX-xx/ED-xx)

- b Sites rejected for housing in the 2014 Strategic Housing Land Availability Assessment (SHLAA) (references HO3-xxx)
- c Sites previously considered for a proposed public Gypsy and Traveller site (references PS-xx)
- d Existing permanent Gypsy and Traveller and Travelling Showpeople sites: scope for additional pitches within the site/site extension (references Oxxx)

16. **Availability:** It was important to assess which of the sites from these 4 sources would be available for Gypsy & Traveller use. To test availability, the following process was followed;

- a & b For rejected SHLAA/SHEDLAA sites, landowners were contacted and asked to confirm or otherwise the availability of their land in the event that a planning assessment found their site to be suitable for Gypsy & Traveller use.
- c For the public site candidates, as for the rejected SHLAA/SHEDLAA sites but landownership was not always known and some Land Registry searches were undertaken.
- d In the case of existing permanent Gypsy sites, Kent County Council Gypsy & Traveller Unit was employed to visit sites and ask the owners about availability.

17. In all approaches it was made clear that the request for availability information did not imply that any individual site would prove suitable for additional pitches.

18. Outcome after availability testing:

- a Rejected SHEDLAA sites.
Out of a total of 135 sites, 6 were found to be available.
- b Rejected SHLAA sites.
Out of a total of 85 sites, 5 were found to be available
- c Public site candidates.
Out of a total of 108 sites, 47 were found to be available or have unconfirmed availability
- d Existing permanent Gypsy and Traveller and Travelling

Showpeople sites.
Out of a total of 91⁵ sites, 46 were found to be available.

Site Assessment

19. The sites in categories (a) to (c) above had all had some form of site suitability assessment in the past, either through the SHEDLAA process or through the public site assessment process. Based on this prior assessment, it was possible to identify at an early, first stage that some sites would also be unsuitable for private Gypsy & Traveller accommodation because the previous analysis identified significant or multiple planning constraints. Similarly, some of the existing permanent sites ((d) above) were identified as unsuitable for additional pitches at an early, first stage based on a review of their recent planning history and/or knowledge of physical limits to the size/capacity of the site.
20. As a result of the availability and first stage site suitability work outlined above, there was a balance of some 94 candidate sites requiring further, more detailed assessment. These sites were ones;
- where availability was confirmed or where non-availability had not been resolved conclusively; and
 - which had not been found to be unsuitable based on a first stage assessment using existing information.
21. The table below provides a summary of the position.

Source	Total no. sites ⁶	Sites confirmed as unavailable	Sites rejected on basis of existing information ⁷	Sites with completed proformas ⁸
Call for Sites 2013	6	-	-	6
Unauth/temp sites	33	-	-	33
Call for Sites 2014	7	-	-	7
Rejected 2013 SHEDLAA sites	135	129	4	2
Rejected 2014 SHLAA sites	85	80	1	4
Public Site candidates	108	61	24	23

⁵ Prior to the availability check, 33 sites were found not to have capacity for additional pitches on a first analysis, 11 of the remaining sites were then confirmed as unavailable leaving a balance of 46 for further assessment.

⁶ Excludes sites duplicated in other sources

⁷ See Tables 1-7

⁸ See Tables 1-7 and Appendices A-F

Existing sites	91	12	33 (no capacity) ⁹ + 27	19
Total	465	282	89	94

22. Site assessment proformas: In 2008 Kent Planning Policy Forum developed a Kent Protocol for undertaking SHLAAs in Kent to help build consistency into the process. This protocol was used to develop proformas to use in the assessment of the potential housing, economic development, mixed use and Gypsy & Traveller sites. The proforma used to assess Gypsy & Traveller sites closely follow the Kent Protocol format and was agreed by the Cabinet Member for Planning Transport and Development.¹⁰
23. The 'full' proforma was used where a site had not had any form of assessment previously. To avoid duplication, focused 'addendum' proformas were used where the site had had an assessment prior to this process (e.g. as a housing site)
24. Importantly the use of the proformas ensured that sites were subject to all relevant planning considerations and helped to ensure that these considerations were applied on a consistent basis.
25. Specialist advice was also sought on individual sites from the following consultees:
- Maidstone Borough Council's Heritage, Landscape & Design and Environmental Health teams
 - Kent County Council Ecology, Highways and Archaeology teams
 - Environment Agency.
26. The completed site proformas/addendum proformas are included in the appendices to this report. The 94 sites have also been subject to Sustainability Appraisal (SA) which is published separately.

Site Assessment Findings

27. As a result of the assessment process, 16 sites were accepted as appropriate for allocation in the draft plan.

Site ref	Site name	Pitches (net)
GT-4	Hawthorn Farm, Pye Corner, Ulcombe	3
GT3-11	The Chances, Lughorse Lane, Hunton	4
GT3-13	Little Boarden, Boarden Lane, Headcorn	2
GT3-37	Cherry Tree Farm, Westwood Road, Stockbury	2

⁹ These sites are listed in Table 7

¹⁰ 22nd March 2013

GT3-39	Flips Hole, South Street Road, Stockbury	5
GT3-40	The Ash, Yelsted Road, Stockbury	5
GT3-44	1 Oak Lodge, Tilden Lane, Marden	2
GT3-52	Land at Blossom Lodge, off Stockett Lane, Coxheath	6
0008	Chart View, Chart Hill Road, Chart Sutton	2
0057	The Kays, Heath Road, Linton	1
0080	Blue Bell Farm, George Street, Staplehurst	2
0081	The Paddocks, George Street, Staplehurst	2
0084	Kilnwood Farm, Old Ham Lane, Lenham	2
0109	Neverend Lodge, Neverend Farm, Pye Corner Ulcombe	1
0168	Greenacres (plot 5), Church Hill, Boughton Monchelsea	1
0173	Granada, Lenham Road, Headcorn	1
	Total	41

28. The six tables on the forthcoming pages summarise the overall site assessment findings:

Table 1 – Summary of findings for Call for Sites (2013), including unauthorised sites and sites with temporary permission

Table 2 – Summary of findings for Call for Sites (2014)

Table 3 – Summary of findings for rejected 2013 SHEDLAA sites

Table 4 – Summary of findings for rejected 2014 housing sites

Table 5 – Summary of findings for public site candidates

Table 6 – Summary of findings for existing permanent sites

29. The site assessment proformas are included in the report appendices as follows:

Appendix A – Site proformas for Call for Sites (2013), including unauthorised sites and sites with temporary permission

Appendix B – Site proformas for Call for Sites (2014)

Appendix C – Site proformas for rejected 2013 SHEDLAA sites

Appendix D – Site proformas for rejected 2014 housing sites

Appendix E – Site proformas for public site candidates

Appendix F – Site proformas for existing permanent sites

Table 1 – call for Gypsy & Traveller Sites 2013 (including unauthorised and temporary sites)

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
GT-1	Congelow Farm, Benover Road	Yalding	REJECT. Site is at significant risk of flooding. Development would negatively impact on adjacent listed buildings and cause harm to the open character of the countryside.	-	y
GT-2	Greengates, Lenham Road	Headcorn	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT-3	Greengates, Lenham Road	Headcorn	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT-4	Hawthorn Farm, Pye Corner	Ulcombe	ACCEPT. Development is considered acceptable due to existing presence of development and there being only a localised impact	3	y
GT-5	Cherry Gardens	Collier Street	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside.	-	y
GT-6	Home Farm, Couchman Green Lane	Staplehurst	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT3-9	Acers Place, Lenham Road	Headcorn	REJECT. Site is poorly screened and development would cause harm to the open character of the countryside.	-	y
GT3-10	Quarter Paddocks, Bletchenden Road	Headcorn	REJECT. Site is at significant risk of flooding, poor access to services.	-	y
GT3-11	The Chances, Lughorse Lane	Hunton	ACCEPT. Site is considered sufficiently well screened to accommodate a limited number	4	y

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
			of pitches.		
GT3-12	Ash Tree Place, Hampstead Lane	Nettlestead	REJECT. Site is at significant risk of flooding. Site is in the Green Belt and development would cause harm to the openness of the countryside.	-	y
GT3-13	Little Boarden, Boarden Lane	Headcorn	ACCEPT. Development considered to have relatively low landscape impact.	2	y
GT3-15	Perfect Place, Park Wood Lane	Staplehurst	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT3-16	The Vine, Green Hill Lane	Ulcombe	REJECT. Development would cause harm to the open character of the countryside, poor access to services.	-	y
GT3-17	Green Tops, Symonds Lane	Yalding	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT3-20	The Stables, Frittenden Road	Staplehurst	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT3-21	Plots 1-10 The Meadows, Lenham Road	Headcorn	REJECT. Site is poorly screened and development would cause harm to the open character of the countryside.	-	y
GT3-22	The Stables, Wagon Lane	Yalding	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside.	-	y
GT3-23	Stilebridge Stableyard, Stilebridge Lane	Linton	REJECT. Site is poorly screened and development would be prominent in views from the road.	-	y
GT3-24	Plot 3 The Meadows, Lenham Road	Headcorn	REJECT. Site is poorly screened and development would cause harm to the open character of the countryside.	-	y

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
GT3-25	Franks Bridge, Smarden Road	Headcorn	REJECT. Site is at significant risk of flooding and prominent in views from the road.	-	y
GT3-26	Orchard Place, Benover Road	Collier Street	REJECT. Site is poorly screened and development would negatively impact on adjacent listed buildings and cause harm to the open character of the countryside.	-	y
GT3-27	Lindfield Farm, Willow Lane	Yalding	REJECT. Development would cause harm to the open character of the countryside.	-	y
GT3-28	The Paddock, Detling Hill	Thurnham	REJECT. Development would cause significant harm to the Kent Downs AONB and there are highways constraints.	-	Y
GT3-31	Rear of Brickyard Cottages, Redwall Lane	Hunton	REJECT. Development would have an adverse impact on residential amenity.	-	Y
GT3-33	The Three Sons, Hampstead Lane	Nettlestead	REJECT. Development would cause harm to the open character of the countryside and to the Green Belt.	-	Y
GT3-34	Eight Acres, Tilden Lane	Marden	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside.	-	Y
GT3-36	Huntsmans Stables, Maidstone Road	Staplehurst	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside and there are highways constraints.	-	Y
GT3-37	Cherry Tree Farm, Westwood Road	Stockbury	ACCEPT. Visual impact is relatively low due to presence of established hedges.	2	Y
GT3-38	Squirrel Wood, Rumstead Lane	Stockbury	REJECT. Development would cause significant harm to the Kent Downs AONB. Also issues of noise, adverse air quality and ecological impacts.	-	Y

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
GT3-39	Flips Hole, South Street Road	Stockbury	ACCEPT. Visual impact is relatively low.	5	Y
GT3-40	The Ash, Yelsted Road	Stockbury	ACCEPT. Visual impact is relatively low.	5	Y
GT3-41	Fairhaven, Queen Street	Yalding	REJECT. Site is at significant risk of flooding.	-	Y
GT3-42	Hertsfield Farm, Staplehurst Road	Marden	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside.	-	Y
GT3-43	Plot 5 Lughorse Lane	Hunton	REJECT. Development would cause harm to the open character of the countryside.	-	Y
GT3-44	1 Oak Lodge, Tilden Lane	Marden	ACCEPT. Site appears part of an established group of caravans and visual impact would not increase.	2	Y
GT3-45	Plot 13 The Meadows, Lenham Road	Headcorn	REJECT. Site is poorly screened and development would cause harm to the open character of the countryside.	-	Y
GT3-46	Greenacres, Wagon Lane	Yalding	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside.	-	Y
GT3-47	Park Wood Stables, Park Wood Lane	Staplehurst	REJECT. Development would cause harm to the open character of the countryside and result in adverse ecological impacts.	-	Y
GT3-49	East of Water Lane	Headcorn	REJECT. Site is at significant risk of flooding. Development would cause harm to the open character of the countryside.	-	Y

Table 2 – Call for Gypsy & Traveller Sites 2014

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
GT3-50	Land at Kingswood Farm	Ulcombe	REJECT. Development would result in an unacceptable impact on residential amenity and the creation of a new access would result in harm to the character of the countryside.	-	Y
GT3-51	Five Acres, Tilden lane,	Marden	REJECT. Site is at significant risk of flooding.	-	Y
GT1	Congelow Farm, Benover Road	Yalding	REJECT. Site is at significant risk of flooding. Development would negatively impact on adjacent listed buildings and cause harm to the open character of the countryside. This is a resubmitted site.	-	Y
HO3-208	Land Adjacent to Charlsford Avenue,	Kingswood	REJECT. The site is subject to a tree preservation order, is Ancient woodland and is a designated local wildlife site.	-	Y (addendum)
HO3-210	Land at Butlers Farm, Horseshoes Lane,	Langley	REJECT. Development would cause harm to the open character of the countryside.	-	Y (addendum)
HO3-218	Eaglesham, Marley Road,	Harrietsham	REJECT. Development would cause significant harm to the setting of the AONB.	-	Y (addendum)
GT3-52	Land at Blossom Lodge, off Stockett Lane,	Coxheath	ACCEPT. Controlled extension of the existing site would have limited impact on the character and appearance of the area.	6	y

Table 3 – Sites rejected for housing, mixed use and employment in the 2013 SHEDLAA

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
HO-1	Horseshoes Lane	Langley	REJECT. Development would cause harm to the open character of the countryside.	-	Y (addendum)
MX-14	Unicumes Lane	Maidstone	REJECT. Site was originally put forward in the Call for Sites 2013 for a range of uses including Gypsy & Traveller use. The site was rejected at that stage as a Gypsy & Traveller site (see SHEDLAA proforma for site MX-14).	-	Y (in SHEDLAA)
ED-14	Lenham Quarry, Sandway Road	Lenham	REJECT. Development would have an unacceptable ecological impact/	-	Y (addendum)
HO-21	North of Teasaucer Hill	Loose	REJECT. Part of the site lies within the Loose Valley Conservation Area. The site has a blanket TPO.	-	N
HO-75	Teiseside Nurseries, Lees Road, Laddingford	Yalding	REJECT. A small part of the site is within Flood Zone 3 and the site is surrounded by an area of Flood Zone 3. The site is also near to a landfill site.	-	N
ED2-16	Rough Shave Wood, The Street	Ulcombe	REJECT. Development would adversely impact on the setting of listed buildings, and on residential amenity.	-	Y (addendum)

Table 4 – Sites rejected for housing in the 2014 SHEDLAA

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
HO3-291	Rear of Barker Cottages, New Cut	East Farleigh	REJECT. Development would cause harm to the open character of the countryside and on the setting of listed buildings and Conservation Area.	-	Y (addendum)
HO3-198	Land adjoining `Yelton` at Heath Road,	Coxheath	REJECT. Development would result in harm to the rural character of the countryside due to the loss of trees.	-	Y (addendum)
HO3-205	Land at Beechen Bank, off Lordswood Lane	Walderslade	REJECT. The site is constrained by trees and ancient woodland which cannot be overcome.	-	N
HO3-274	Duckhurst Farmyard, Clapper Lane	Staplehurst	REJECT. Development would result in impact on the setting of listed buildings, on residential amenity and highways constraints.	-	Y (addendum)
HO3-281	Land at rear of Peg Tile Cottage, Goudhurst Road,	Marden	REJECT. Development to the rear would result in harm to the open character of the countryside.	-	Y (addendum)

Table 5 – Sites previously considered as candidates for a proposed public Gypsy & Traveller Site

Site Reference	Site address (note site refs below relate to the 2009 SHLAA)	Settlement	Assessment Outcome	Yield (net)	Proforma
PS-3	Land off Impton Lane,	Walderslade	REJECT. Appeal decision confirmed this site to be semi-natural ancient woodland. Availability for Gypsy & Traveller use unconfirmed.	-	N
PS-5	Site adj to M2, Walderslade Woods,	Walderslade	REJECT. Previous consideration for public site identified air quality/noise impacts which would be difficult/expensive to adequately mitigate. Availability for Gypsy & Traveller use unconfirmed.	-	N
PS-14	Folly Farm, Maplehurst Lane,	Staplehurst	REJECT FOR ALLOCATION. Suitability to be determined through the determination of the current application (MA/15/504228) (now withdrawn)	-	N
PS-17	Plum Tree Bottom,	Stockbury	REJECT. Development on the brow of a hill in the AONB and development would be visible from public vantage points in medium to long range views.	-	N
PS-22	Land east of Benover Rd (north of Congelow Farm),	Yalding	REJECT. Site is in a flood risk area (Flood Zone 3). Availability unconfirmed.	-	N
PS-33	Land north of Haste Hill Road	Boughton Monchelsea	REJECT. Development would impact on the open character of the countryside.	-	Y (addendum)
PS-34	Land south of The Old Barn House,	Boughton Monchelsea	REJECT. Development would adversely impact on a Conservation Area.	-	Y (addendum)

PS-35	Land north of Green Lane, east of Laburnam Cottage,	Boughton Monchelsea	REJECT. Development would impact on the open character of the countryside, and on the settings of listed buildings and the conservation area.	-	Y (addendum)
PS-36	Land north of Green Lane, south of Lyewood.	Boughton Monchelsea	REJECT. Development would adversely impact on the open character of the countryside and on the setting of listed buildings.	-	Y (addendum)
PS-38	Land east of Gandy's Lane, behind houses,	Boughton Monchelsea	REJECT. High ecological potential as much of the site is wooded. Site lies immediately to the rear of existing properties; development would result in noise disturbance (including from access) and loss of privacy. Availability unconfirmed.	-	N
PS-39	Land west of Gandy's Lane/south of Green Lane,	Boughton Monchelsea	REJECT. TPO protected cobnut platt. Medium/high potential for ecological impacts. Availability unconfirmed.	-	N
PS-40	Land north of Green Lane, east of junction with Old Tree Lane,	Boughton Monchelsea	REJECT. Site highly visible from Green Lane and Old Tree Lane. Likely adverse heritage impacts (Elm House Grade II*). Availability unconfirmed.	-	N
PS-43	Land north of Heath Road, opposite Parsonage Farm,	Boughton Monchelsea	REJECT. Development would adversely impact on the open character of the countryside.	-	Y (addendum)
PS-45	Land behind Bull Lane	Stockbury	REJECT. Site is within the AONB and development would result in adverse impacts on the openness/attractiveness of the countryside. Availability unconfirmed.	-	N
PS-46	Land north of Parsonage Farm,	Stockbury	REJECT. Development would adversely impact on residential amenity. Availability unconfirmed.	-	Y (addendum)

PS-47	Land north of Church Lane at junction with South Street Road,	Stockbury	REJECT. Development would result in unacceptable harm to the Kent Downs AONB.	-	Y (addendum)
PS-48	Land south of Church Lane at junction with South Street Road,	Stockbury	REJECT. Development would result in unacceptable harm to the Kent Downs AONB.	-	Y (addendum)
PS-59	Land at Faren House, Workhouse Lane	East Farleigh	REJECT. Development and new access would be seen from Workhouse Lane and from Public Right of Way adjacent to the site. Major change in land levels. Harm to residential amenity and ecological value. Availability unconfirmed.	-	N
PS-60	Land South Of Love Lane & North Of Smarden Road	Headcorn	REJECT FOR ALLOCATION. There are two current applications for Gypsy & Traveller accommodation on this land. 14/504648 - 2 mobiles and a touring caravan and 15/501189 - change of use for the stationing of caravans and the keeping of horses. Suitability of the site will be determined through the application process.	-	N
PS-62	Land at Hurstwood Road, (2009 SHLAA Site 3)	nr Bredhurst	REJECT. Site is in the AONB. Development would adversely impact on the openness/appearance of the countryside and residential amenity. It would result in the loss of woodland and potential adverse ecological impacts. Availability unconfirmed.	-	N
PS-65	Land at Dean Street, (2009 SHLAA Site 12)	nr Coxheath	REJECT. Development would result in the loss of trees which are subject to a tree preservation order.	-	Y (addendum)

PS-66	Land at Hurstwood Road, (2009 SHLAA Site 14)	Bredhurst	REJECT. Development on the undeveloped part of the site would have an adverse impact on the Kent Downs AONB.	-	Y (addendum)
PS-68	Land off Dean Street, (2009 SHLAA Site 19)	north of Coxheath	REJECT. Development would adversely impact on the open character of the countryside and on residential amenity.	-	Y (addendum)
PS-69	Lime Farm, Church Lane, (2009 SHLAA Site 22)	nr Boughton Monchelsea	REJECT. TPOs on the site, site access constraints, potential adverse ecological impacts. Availability unconfirmed.	-	N
PS-74	Monchelsea Farm, Heath Road, (2009 SHLAA Site 70)	Boughton Monchelsea	REJECT. Development would adversely impact on the openness of the countryside and on residential amenity.	-	Y (addendum)
PS-76	Newhouse Farm, Plough Wents Road, (2009 SHLAA Site 76)	near Chart Sutton	REJECT. Adverse impacts on Grade II listed building and residential amenity. Poor access. Availability unconfirmed	-	N
PS-77	Land in the Village of Laddingford, (2009 SHLAA Site 77)	Laddingford	REJECT. Flood risk and potential adverse ecological impacts. Availability unconfirmed.	-	N
PS-78	Manor Farm, (2009 SHLAA Site 83)	Sutton Valence	REJECT. Development would adversely impact on the openness of the countryside and on residential amenity.	-	Y (addendum)
PS-79	Former Lenham Hospital Picnic Site (2009 SHLAA Site 84)	nr Lenham	REJECT. AONB. Loss of trees and public open space. Development would adversely impact on appearance/openness of the countryside, residential amenity and on potential ecological value. Availability unconfirmed.	-	N
PS-80	Land adjacent to Horseshoe Lane (2009 SHLAA Site 93)	Langley Heath	REJECT. Loss of public open space and visual intrusion. Availability unconfirmed.	-	N

PS-81	Land adjacent to The Nook (2009 SHLAA Site 95)	Yalding	REJECT. Development would have on unacceptable impact on the visual appearance and character of the area.	-	Y (addendum)
PS-82	Land at Tyland Lane, (2009 SHLAA Site 96)	North of Maidstone	REJECT. Site is within the AONB and development would result in the loss of trees and would also have adverse impacts on the openness/attractiveness of the countryside, on the setting of a Grade II listed building and on residential amenity. Availability unconfirmed.	-	N
PS-83	Land at Heath Road, (2009 SHLAA Site 97)	Langley Heath	REJECT. Adverse impact on the setting of Grade II* Sheiling Hall. Availability unconfirmed.	-	N
PS-84	Land adjacent to Gallants Lane, (2009 SHLAA Site 98)	nr Coxheath	REJECT. Development would be prominent from public vantage points.	-	Y (addendum)
PS-85	Land at Eyhorne Street (2009 SHLAA Site 100)	Hollingbourne	REJECT. Adverse visual impact and potential adverse impact on residential amenity. Development on the west would adversely impact on the Conservation Area. Development on the east would result in the loss of public open space and potential adverse ecological impacts. Availability unconfirmed	-	N
PS-86	Land at Gallants Lane (2009 SHLAA Site 101)	Coxheath	REJECT. Development would result in an adverse impact on the open character of the countryside.	-	Y (addendum)

PS-87	Land adjacent to Lower Road (2009 SHLAA Site 102)	Farleigh Green.	REJECT. Development would result in an adverse impact on the open character of the countryside.	-	Y (addendum)
PS-93	Land at Lower Street (2009 SHLAA Site 141)	Leeds	REJECT. Site is prominent in views from public vantage points. Development would have an adverse impact on the Conservation Area and on the setting of the church (Grade I listed). Availability unconfirmed.	-	N
PS-94	Land rear of Tower Cottage, Upper Street (2009 SHLAA Site 142)	Leeds	REJECT. Adverse impact on the Conservation Area and the setting of listed buildings (Grade II). Availability unconfirmed.	-	N
PS-95	Land to rear of Manor House, Lower Street (2009 SHLAA Site 143)	Leeds	REJECT. Adverse impact on archaeology (site is an area of archaeological interest) and on the setting of surrounding Grade II listed buildings. Adverse impact on residential amenity due to increased use of the access. Poor visibility at site entrance. Availability of site is unconfirmed.	-	N
PS-97	Land at Chart Sutton (2009 SHLAA Site 158)	Chart Sutton	REJECT. Site is too small/narrow for Gypsy and Traveller development.	-	Y (addendum)
PS-98	Land at Tyland Corner (2009 SHLAA Site 160)	Sandling nr Maidstone	REJECT. Development would result in an unacceptable impact on the Kent Downs AONB.	-	Y (addendum)
PS-99	Former Walled Garden, Barham Court (2009 SHLAA Site 166)	Teston	REJECT. TPO (northern part of site). Development would have an adverse impact on the Conservation Area. Availability unconfirmed.	-	N

PS-101	The Stumps, Lenham Road (2009 SHLAA Site 173)	Kingswood	REJECT. Development would have an unacceptable impact on residential amenity.	-	Y (addendum)
PS-107	Land South of Tumblers Hill, (2009 SHLAA Site 183)	Sutton Valence	REJECT. Development would have an adverse impact on the open character of the countryside and on the setting of a listed building and Conservation Area.	-	Y (addendum)
PS-108	Land South of Plough Wents Road, (2009 SHLAA Site 186)	Chart Sutton	REJECT. Development would result in the loss of trees which are a significant landscape feature.	-	Y (addendum)
PS-110	Garages off Grasslands (2009 SHLAA Site 193)	Langley Heath	REJECT. Development would adversely impact on residential amenity.	-	Y (addendum)

Table 6 – Existing permanent Gypsy & Traveller Sites

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
0002	Two Acres Park Lane Boughton Monchelsea Maidstone ME17 4JJ	Boughton Monchelsea	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0003	New Barn Farm Park Lane Boughton Monchelsea Maidstone ME17 4JJ	Boughton Monchelsea	REJECT. Lawful Development Certificate granted for building used as a dwelling under 12/1406 and site considered unsuitable for Gypsy & Traveller development due to proximity and amenity issues.	-	N
0004	Fairview Osborne Drive Detling Hill, Detling Maidstone ME14 3LZ	Detling	REJECT FOR ALLOCATION. Long standing site. Regularisation of the site (if required) would be best achieved through the development management process.	-	Y
0005	Little Acre Chart Hill Road Chart Sutton Maidstone ME17 3EX	Chart Sutton	REJECT. Development would have an adverse impact on the rural character of the area.	-	Y
0007	Peacock Farm Chart Hill Road Chart Sutton Maidstone ME17 3EX	Chart Sutton	REJECT. Development would have an adverse impact on the rural character of the area.	-	Y
0008	Chart View Chart Hill Road Chart Sutton Maidstone ME17 3EX	Chart Sutton	ACCEPT. Site is well screened from Chart Hill Road and additional pitches could be acceptably accommodated within the existing site confines.	2	Y
0009	Chart Hill Paddock Chart Hill Road Chart Sutton Maidstone TN12 0DE	Chart Sutton	REJECT. Development would adversely impact on the rural character of the area.	-	Y
0010	Twin Oaks Howland Road Marden Tonbridge TN12 9LB	Marden	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0017	Primrose Paddock Stockett Lane Coxheath Maidstone ME15 0QE	Coxheath	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
0025	The Mellows Marley Road Harrietsham Maidstone ME17 1BS	Harrietsham	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0029	Martins Gardens land west of Lenham Road Ulcombe Maidstone TN27 9LQ	Ulcombe	REJECT. Site is considered to be at capacity (4 mobiles) having regard to the extent of tree cover and presence of a pond on site.	-	N
0032	Plot 2 The Meadows Lenham Road Headcorn Ashford TN27 9LG	Headcorn	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0034	Oak Tree Farm/The Pond Lenham Road Headcorn Ashford TN27 9LG	Headcorn	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0035	Quarter Paddocks Bletchenden Road Headcorn Ashford TN27 9JB	Headcorn	REJECT. Site is considered to be at capacity (4 mobiles). [Site was also assessed under GT3-10 as it had a temporary consent in 2013]	-	N
0041	The Green Barn Water Lane Hunton Maidstone ME15 0SG	Hunton	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0042	Mulberry Farm East Street Hunton Maidstone ME15 0RA	Hunton	REJECT. Development would impact on the rural character of the countryside.	-	Y
0051	Apple Blossom Gravelly Bottom Road Kingswood Maidstone ME17 3NU	Kingswood	REJECT. Site has consent for 3 mobiles. Narrow site; further additional pitches likely to result in significant loss of trees.	-	N
0056	Wheatgratten Lenham Forstal Road Lenham Maidstone ME17 2BF	Lenham	REJECT FOR ALLOCATION. Site has consent for relatively large number of pitches (7) and a pending application through which suitability for additional will be determined.	-	N
0057	The Kays Heath Road Linton Maidstone ME17 4HT	Linton	ACCEPT. An additional pitch on this site would be seen as part of the existing ribbon of development.	1	Y

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
0059	Plum Tree Farm Park Road Marden Tonbridge TN12 9LG	Marden	REJECT FOR ALLOCATION. There are unresolved issues concerning the blockage of the public footpath which runs to the north of the site. Suitability of the site for additional pitches would be best confirmed through the development management process.	-	Y
0063	Three Acres Hampstead Lane Nettlestead Maidstone ME18 5HN	Nettlestead	REJECT. Site is in the Green Belt.	-	N
0069	Little Oak Farm Frittenden Road Staplehurst Tonbridge TN12 0DL	Staplehurst	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0070	Maple Paddock Frittenden Road Staplehurst Tonbridge TN12 0DL	Staplehurst	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0072	Oak Tree Place Maidstone Road Staplehurst Tonbridge TN12 0RH	Staplehurst	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0075	Woodside Place Goudhurst Road Staplehurst Tonbridge TN12 0HB	Staplehurst	REJECT. Site has consent for 3 mobiles and is considered fully developed.	-	N
0078	Whiteacres Marden Road Staplehurst Tonbridge TN12 0JG	Staplehurst	REJECT. Site has consent for 2 mobiles and is considered fully developed. Consent/s on this site are also for specific individuals (personal condition/s apply).	-	N
0080	Blue Bell Farm George Street Staplehurst Tonbridge TN12 0RB	Staplehurst	ACCEPT. Modest extension considered acceptable subject to access and landscaping requirements being met.	2	Y
0081	The Paddocks George Street Staplehurst Tonbridge TN12 0RA	Staplehurst	ACCEPT. Modest extension considered acceptable subject to access and landscaping requirements being met.	2	Y

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
0084	Kilnwood Farm Old Ham Lane Lenham Maidstone ME17 2LT	Lenham	ACCEPT. Site is well screened. Additional pitches considered to be acceptable subject to landscaping and siting requirements being met.	2	Y
0087	Bramblewood Stables Pitt Road Langley Maidstone ME17 3NR	Langley	REJECT. Site has consent for 6 mobiles/tourers and is considered fully developed.	-	N
0108	The Stables Brookfield Forsham Lane Sutton Valence Maidstone ME17 3EW	Sutton Valence	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0109	Neverend Lodge Neverend Farm Pye Corner Ulcombe Maidstone ME17 1EF	Ulcombe	ACCEPT. Site considered suitable for 1 additional pitch subject to additional landscaping being delivered.	1	Y
0115	Roydon Farm Pye Corner Ulcombe Maidstone ME17 1EF	Ulcombe	REJECT. Site considered to be fully developed.	-	Y
0125	Emmett Hill Nursery Emmet Hill Lane Yalding Maidstone ME18 6BG	Yalding	REJECT. Site availability is unconfirmed.	-	Y
0161	Fairway Church Hill Boughton Monchelsea Maidstone ME17 4BU	Boughton Monchelsea	REJECT. Consent for 2 mobiles recently granted (11/1194). Site considered to be at capacity.	-	N
0164	Orchard Drive Chartway Street Sutton Valence Maidstone ME17 3JA	Sutton Valence	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0167	Cobnut Tree Place (Plot 1) Church Hill Boughton Monchelsea Maidstone ME17 4HP	Boughton Monchelsea	REJECT. Development would further erode the open character of the countryside within the location.	-	Y

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
0168	Greenacre (Plot 5) Church Hill Boughton Monchelsea Maidstone ME17 4HP	Boughton Monchelsea	ACCEPT. Development within the existing site confines would have a limited additional visual impact.	1	Y
0170	Four Oakes (Plot 2) Church Hill Boughton Monchelsea Maidstone ME17 4HP	Boughton Monchelsea	REJECT. Development would further erode the open character of the countryside within the location.	-	Y
0173	Granada Lenham Road Headcorn Ashford TN27 9LE	Headcorn	ACCEPT. Development within the existing site confines would have a limited additional visual impact.	1	Y
0174	Stilebridge Paddock Stilebridge Lane Linton Maidstone ME17 4DE	Linton	REJECT FOR ALLOCATION. Site has consent for 2 mobiles (10/1555). Pending application (13/2198) to vary condition to allow 1 additional mobile. Suitability will be determined through the application process.	-	N
0176	Love Lane Stables Love Lane Headcorn Ashford TN27 9HJ	Headcorn	REJECT. Consent/s on this site are for specific individuals (personal condition/s apply).	-	N
0185	Old Oak Paddocks Chart Hill Road Chart Sutton Maidstone ME17 3EX	Chart Sutton	REJECT FOR ALLOCATION. Suitability for additional development to be determined through current application (MA/15/504891)	-	N
0186	Orchard Farm Nursey Plot 1 Chartway Street Sutton Valence Maidstone ME17 3JB	Sutton Valence	REJECT. Site availability is unconfirmed.	-	Y
0187	Park Wood Stables / Three Sons Park Wood Lane Staplehurst Tonbridge TN12 0DL	Staplehurst	REJECT FOR ALLOCATION. Consent for this site (which was granted at appeal) has lapsed due to non-compliance with conditions. The applicants have been invited to submit a new application and the suitability of this site will be determined through the development management process. [The Park Wood site was also assessed under GT3-47 as the site had a temporary consent in 2013]	-	N

Site Reference	Site address	Settlement	Assessment Outcome	Yield (net)	Proforma
0191	Meadow View Marden Road Staplehurst Tonbridge TN12 0JG	Staplehurst	REJECT. Site has consent for 4 mobiles and is considered to be at capacity.	-	N

Table 7 – List of existing permanent sites without space for additional pitches (based on an aerial photo review)

Site Reference	Site Address	Site Reference	Site Address
0011	Benover Paddock Benover Road Collier Street Maidstone ME18 6AU	0055	The Old Woodyard Headcorn Road Lenham Maidstone ME17 2NE
0015	Wickham Orchard Pattenden Lane Marden Tonbridge TN12 9QU	0068	Abbeywood Stud Farm Love Lane Headcorn Ashford TN27 9HJ
0020	Yelton Heath Road Coxheath Maidstone ME17 4EG	0074	Oak Tree Farm Cradducks Lane Staplehurst Tonbridge TN12 0DN
0021	Detling Lime Works Hermitage Lane Detling Maidstone ME14 3HW	0082	Seaview Farm South Street Road, Stockbury, Sittingbourne ME9 7UN
0027	The Lodge Fairbourne Lane, Harrietsham Maidstone ME17 1LN	0110	Rosegarden Headcorn Sutton Valence Maidstone ME17 3EL
0030	Greengates Lenham Road Headcorn Ashford TN27 9LG	0111	Somersby Stables Headcorn Road, Sutton Valence, Maidstone ME17 3EL
0033	Plot 1 The Meadows Lenham Road Headcorn Ashford TN27 9LG	0117	Millfield Farm Symonds Lane Yalding Maidstone ME18 6HA
0036	Glovers Bridge Grigg Lane Headcorn Ashford TN27 9LS	0118	Wind in the Willows Wagon Lane Yalding Maidstone TN12 6PT
0037	Lorne Greenacre Lenham Road Headcorn Ashford TN27 9LE	0122	Adj 8 Green Lane Cottages Green Lane Collier Street Tonbridge TN12 9RE
0038	Hieland Glen Love Lane Headcorn Ashford TN27 9HL	0124	Allotment Gardens Gravelly Ways Yalding Maidstone ME18 6BZ
0043	The Caravan / North Road Folly Barn Hill Hunton Maidstone ME15 0QT	0169	Land Adjacent Amsbury Cottage Amsbury Road Coxheath Maidstone ME15 0QH
0044	Little Clock House George Street Hunton Maidstone ME15 0RE	0172	Five Oak Stables Stilebridge Lane Linton Maidstone ME17 4DE
0046	Forstal Farm Forstal Lane Coxheath Maidstone ME15 0QE	0178	The Orchards Snowey Track Park Lane Boughton Monchelsea Maidstone ME17 4JJ
0049	Bridgefield Chartway Street Leeds Maidstone ME17 3JB	0179	Little Appleby Lucks Lane Chart Sutton Maidstone ME17 4DA
0050	The Glen Chartway Street Leeds Maidstone ME17 3JB	0181	Land east of Queen Street Queen Street Yalding Maidstone TN12 6PH
0052	Bramblewood Pitt Road Langley Maidstone ME17 3NR	0184	Land Rear of Orchard Farm Nursery Chartway Street Kingswood Maidstone ME17 3JA
0053	Part Norham Farm Lenham Heath Road Lenham Heath Maidstone ME17 2BT		

