

1. SITE INFORMATION	
Reference number	GT-1
Site name/address	Congelow Farm, Benover Road, Yalding
Landowner	B E Wingrove
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	Approx 1.2ha
Proposed no. of pitches	20/30 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to settlement (40 metres)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is on the east side Benover Road around 40m south of the village boundary of Yalding. It is a level grassed field with a wide existing access onto Benover Road. The north boundary is marked by a post and wire fence with some sporadic trees/hedging and beyond are open fields. The dwelling 4 Benover Road is around 75m to the north and 'Maple Bank' is around 50m to the northwest. The east boundary is marked by post and wire fencing with open grass fields beyond and the River Beult is around 120m to the northeast designated as a SSSI. To the south is Congelow Farm which has a group of large agricultural buildings. Congelow Cottages (GII listed) are 60m to the southwest. The west boundary with Benover Road is marked by a 1m deciduous hedge. Opposite the site is the dwelling 'Congelow House' around 40m away.
Current use	Grazing land
Planning and other designations (AONB, greenbelt etc)	None
Planning history	05/1636 - Creation of a vehicular access was approved. 62/0367/MK3 - Outline application for houses was refused. 60/0198/MK3 - Residential development was refused. 55/0191A/MK3 - The erection of dwellings was refused. 55/0191/MK3 - Outline application for the erection of detached dwelling house was refused.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site is very exposed for around a 180m stretch of Benover Road and there are also views from public footpath KM195, which runs along the river around 130m to the northwest. The site and surrounding land is generally flat and the site has no significant backdrop due to the open fields behind. For this reason, any development would be particularly intrusive. Further south the site is relatively well screened by Congelow Farm and further north by existing houses. Medium range glimpses from Mill Lane around 450m to the east. Large site does have

	<p>potential for landscaping.</p> <p>Fairly high but local visual harm, however, space to provide landscaping.</p> <p>The site is located within the Laddingford Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Landscape forms part of the wider Low Weald landscape • Low lying landform • Intricate network of ditches, ponds and reservoirs • Small and mostly broadleaf woodland blocks • Orchards, hops and pasture surround settlements • More expansive arable land within surrounding landscape • Much linear settlement with clusters of development at road junctions <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Conserve and Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grazing land so low value. River Beult SSSI 120m to the northwest so would need KCC advice. Low to medium potential.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	The site is Grade 2 or 3 agricultural land.
Heritage impacts (Listed building, conservation area)	Near to Congelow Cottages (GII listed). Conservation officer advises that use of this site for gypsy and traveller pitches is likely to have an adverse effect on the setting of this group of listed buildings. The site also lies directly opposite Congelow House, a fine mid 19 th Century house which should be considered as a non-designated heritage asset. Impact on the setting of this property would be especially severe.
Archaeology (SAM etc.)	Historic parks and gardens assessment recommended to clarify the significance of Congelow House gardens.
PROW (within or near site)	Public footpath KM195 runs along the River Beult around 130m to the northwest.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Good access onto road approved in 2005. Within walking/cycling distance of Yalding village.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop: 170m to north Yalding train station: 2km (by road) Shop: 350m to north GP: 240m to north

	Primary school: 900m (by road)
Impact on residential amenity, including access to open space	Houses nearby but no major impact. Countryside location so good access to open space.
Utilities (availability of utilities infrastructure – e.g. water/gas/electric)	Near to road and houses nearby so potential for services.
Air quality/noise	Some traffic noise from Benover Road.
Land contamination	Unknown (some potential from agriculture)
Flood Risk (zone/drainage)	The site falls within Flood Zone 3, where highly vulnerable uses (residential caravans) are not permitted under the NPPF. The Environment Agency would be opposed to any form of residential development at this location.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to location in Flood Zone 3, visual harm and potential harm to listed buildings, conclude that site is not suitable.
Could the site be used for travelling showpeople?	No due to flood risk

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	The application form would suggest so and there is no existing use.
Availability conclusion	Currently available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Flood risk assessment/contaminated land assessment but would not suggest any abnormal costs or constraints.
When could the site be delivered?	Landowner has indicated 2012-2016
Achievability conclusion	Achievable

5. CONCLUSIONS

<p>Estimate 20 pitches (500m² per pitch)</p> <p>Whilst the site appears available and deliverable, it is not suitable due to the flood risk, landscape harm and potential harmful impact on setting of listed buildings.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>
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1. SITE INFORMATION	
Reference number	GT-2
Site name/address	Greengates, Lenham Road
Landowner	Unclear (Possibly Mr Doran the client and others)
Agent	Joseph Jones
Greenfield/PDL	Greenfield
Site area (ha)	Approx 0.14ha
Proposed no. of pitches	2 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is set back 110m to the southeast of Lenham Road, around 2km northeast of Headcorn. It is part of a larger grassed field that is split into paddocks with post and wire fencing and which extends to the west and north. The site is generally level with a stable building at the rear.
Current use	Grazing land
Adjacent uses	It is bounded on the east side by a sparse but established tree line with a temporary gypsy site known as 'Long Lane' (September 2013) on the other side, although this is not currently in use. To the south is a track which provides access to this site. Further south is open pasture land where the land rises. Around 50m to the northwest are three gypsy sites (Greengates (unauthorised: pending app. 10/2177), Acers Place (temp permission until 2017 & Oak Tree Farm (unauthorised: pending app. 10/1522)).
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area
Planning history	None relating to this parcel of land.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is highly visible from Lenham Road to the north and also from public footpath KH331B some 200m to the south. This is largely because the site does not benefit from any screening to the west and north. The surrounding landscape is largely open and flat and as such the site is relatively exposed. The nearby gypsy sites have been judged to be unacceptably harmful to the landscape and have only been allowed on a temporary basis.</p> <p>The site is located within the Headcorn Pasturelands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge

	<ul style="list-style-type: none"> • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grazing land with no statutory designations nearby. Low to medium potential.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	The site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	Public footpath KH331B runs from west to east between 160m and 200m to the south and east.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>Existing access to 'Long Lane' or 'Greengates' could be used. Visibility to the north was raised as an issue at an appeal for Greengates in 2006. The Inspector considered the access was not so sub-standard such as to be a danger to users of Lenham Road. Kent Highways were consulted recently on MA/10/2177 and raise no objections also confirming that there have been no injury crashes in the last 3 years.</p> <p>Not within walking/cycling distance of Headcorn village (2.8km by road to centre) and no public transport to the village.</p>
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop: N/A Headcorn train station: 3.2km (by road) Shop: 2.8km (by road) GP: 2.7km Primary school: 2.6km
Impact upon residential amenity, including access to open space	Existing gypsy sites nearby but no major impact. Countryside location so good access to open space.
Availability of utilities infrastructure – e.g. water/gas/electric)	Near to road and gypsy sites nearby so potential for services.
Air quality/noise	Some traffic noise from Lenham Road but not raised as issue under nearby sites.
Land contamination	Unlikely
Flood Risk (zone/drainage)	Zone 1
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to landscape harm and history at neighbouring sites, conclude that site is not suitable.
Could the site be used for	No due to visual harm which would be likely to

travelling showpeople?	increase.
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3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	The application form would suggest so although different ownerships. No existing land use.
Availability conclusion	Currently available subject to consent of all land owners.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
When could the site be delivered?	Landowner has indicated 2012-2016 onwards
Achievability conclusion	Achievable

5. CONCLUSIONS

<p>Estimate 3/4 pitches</p> <p>Whilst the site appears available and deliverable, it is not suitable due to the landscape harm.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>
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1. SITE INFORMATION	
Reference number	GT-3
Site name/address	Greengates, Lenham Road
Landowner	Mr Smith and others
Agent	Joseph Jones
Greenfield/PDL	PDL gypsy site
Site area (ha)	Approx 0.47ha
Proposed no. of pitches	5 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>The site is on the southeast side, and fronts Lenham Road, around 2km northeast of Headcorn. The front section (60m back into the site) is an existing unauthorised gypsy site with pending app. 10/2177 recommended for temporary permission at 04/04/13 committee. This proposes 4 static caravans at the site.</p> <p>The land to the rear of this includes a pole barn and an area of open storage of materials and grassed fields. Beyond this is a small section of the same field and a sparse but established tree line. Behind this is a temporary gypsy site known as 'Long Lane' (September 2013), although this is not currently in use.</p> <p>There is a poor hedge between the site and Lenham Road. There is another gypsy site immediately to the north known as 'Acers Place' (temporary and personal permission until 2017) and immediately beyond this 'Oak Tree Farm' where application MA/10/1522 is pending.</p> <p>The site is generally level. Vehicular access is in the northwest corner.</p>
Current use	Gypsy site and grazing land
Adjacent uses	<p>Beyond the site to the south is a small section of the same field and a sparse but established tree line. Behind this is a temporary gypsy site known as 'Long Lane' (September 2013), although this is not currently in use.</p> <p>There is a poor hedge between the site and Lenham Road. There is another gypsy site immediately to the north known as 'Acers Place' (temporary and personal permission until 2017) and immediately beyond this 'Oak Tree Farm' where application MA/10/1522 is pending.</p>
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area

<p>Planning history</p>	<p>10/2177 - Application for planning permission for the change of use of land for the stationing of 4no static caravans for residential occupation by extended Gypsy family and associated development (stationing of 3no touring caravans, extended hardstanding and cesspit) was granted on 4/4/13.</p> <p>09/1131 - Retrospective application for removal or variation of condition 1 of planning permission 05/0518 (Retrospective application for the change of use of land from agriculture to the stationing of 1 no mobile home and 1 no touring caravan) to allow the site to be occupied by a different gypsy family was withdrawn.</p> <p>05/0518 - Retrospective application for the change of use of land from agriculture to the stationing of 1 no mobile home and 1 no touring caravan was refused (allowed at appeal).</p> <p>01/1320 - Change of use of land to residential and stationing of 1 no. mobile home was refused (allowed at appeal).</p> <p>95/0418 - Change of use of land from agricultural to land for the stationing of a caravan creation of a hardstanding and siting of hut was refused (allowed at appeal).</p>
<p>Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening</p>	<p>The site is highly visible from Lenham Road to the north and also from public footpath KH331B some 200m to the south. Planning Inspectors have judged development on the front part of the site to be harmful to the area, only allowing temporary or personal permissions. This site would see significant additional development beyond this front part which would be exposed.</p> <p>The site is located within the Headcorn Pasturelands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River • Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is Good and the sensitivity assessment High.</p>

	The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Partly grazing land with no statutory designations nearby. Low to medium potential.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Partly Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	Nothing known.
Archaeology (SAM etc.)	None significant
PROW (within or near site)	Public footpath KH331B runs from west to east around 200m to the south and east.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Existing access to 'Long Lane' or 'Greengates' could be used. Visibility to the north was raised as an issue at an appeal for Greengates in 2006. The Inspector considered the access was not so sub-standard such as to be a danger to users of Lenham Road. Kent Highways were consulted recently on MA/10/2177 and raise no objections also confirming that there have been no injury crashes in the last 3 years. Not within walking/cycling distance of Headcorn village (2.8km by road to centre) and no public transport to the village.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop: N/A Headcorn train station: 3.2km (by road) Shop: 2.8km (by road) GP: 2.7km Primary school: 2.6km
Impact on residential amenity, including access to open space	Existing gypsy sites nearby but no major impact. Countryside location so good access to open space.
Availability of utilities infrastructure – e.g. water/gas/electric)	Near to road and gypsy sites nearby so potential for services.
Air quality/noise	Some traffic noise from Lenham Road but not raised as issue under nearby sites.
Land contamination	Possible contamination at existing gypsy site.
Flood Risk (zone/drainage)	Zone 1
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to landscape harm and history at neighbouring sites, conclude that site is not suitable.
Could the site be used for travelling showpeople?	No due to visual harm which would be likely to increase.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Partly used as a gypsy site but the application form would suggest it is available although different ownerships.
Availability conclusion	Currently available subject to consent of all land owners.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
When could the site be delivered?	Landowner has indicated 2012-2016 onwards
Achievability conclusion	Achievable

5. CONCLUSIONS
<p>Estimate 8 pitches</p> <p>Whilst the site appears available and deliverable, it is not suitable due to the landscape harm.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT-4
Site name/address	Hawthorn Farm, Pye Corner, ULCOMBE
Landowner	Mrs B Cash at least known to be residing on site
Agent	Joseph Jones
Greenfield/PDL	Greenfield
Site area (ha)	0.5ha
Proposed no. of pitches	(Up to) 10 additional pitches
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Call for sites
2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>This site is located in open countryside within Ulcombe Parish. This is an area characterised by grassed paddocks on level land to the south of the Greensand Ridge. The site is located within the Low Weald Special Landscape Area. A long access track leads south-eastwards from Pye Corner, passing the Roydon Farm gypsy site on the south side, before arriving at the site on its north side. Much of the length of the track is shared with Public Footpath KH330 (which joins Pye Corner to the north with Crumps Lane to the south). The footpath passes the site and leads to a group of dwellings based around Kingsnoad Farmhouse further to the south east.</p> <p>The site is accessed from the aforementioned access track/footpath, and leads northwards off of that into an irregularly shaped area of flat land. There is a small shed centrally in the site. There is a collection of touring caravans on site which appear occupied. There are rough hardstandings, principally of rubble and roadstone, mostly in the vicinity of the building and caravans.</p>
Current use	Occupied residentially as a gypsy/traveller site in a collection of touring caravans.
Adjacent uses	Open fields and gypsy site to the west and houses further southeast.
Planning and other designations (AONB, greenbelt etc)	Countryside and SLA
Planning history	<p>Planning permission was granted under 09/0208 in August 2010 for use as an unrestricted permanent gypsy site.</p> <p>Prior to that, a high court injunction was obtained in March 2005 aimed at preventing the use of the site as a caravan site. Despite this the site was occupied by the Cash family and enforcement notices were served in June 2006 to secure the cessation of use as a caravan site and the removal of hardstandings and an earth bund. However, no appeals were lodged and eventually the residential use of the site subsequently</p>

	<p>ceased.</p> <p>Further back, 03/1810 granted retrospective permission for the erection of a pole barn – this has since been demolished.</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Views from higher land to the north would be interrupted to an extent by the various intervening field boundaries. The site is more exposed in views from the south and west and it is clearly visible in short distance views from the public footpath close to the site entrance. Longer distance views from the public footpath are partially screened by hedging along the north side of the footpath. The existing approved 2 + 2 development does therefore cause limited harm to the character of the countryside. Whilst potentially a significant increase on the current development, the impact would only be localised with no significant medium to long range impact.</p> <p>The site is located within the Ulcombe Mixed Farmlands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Undulating landscape with wide views • Scattered orchards and mixed woodland blocks • Isolated oak trees within pasture and mature oak hedgerow trees • Limited arable land • Field ponds • Linear settlements and strong local vernacular <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>Very High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<p>None for site in itself as already developed. Adjacent is grassland/pasture land with no statutory designations. Low to medium potential.</p> <p>Under 09/0208 a scoping survey was submitted which revealed no newts on site and a generally poor habitat. The report also concluded that there would be no impact at all to any great crested newts or other wildlife as a result of that development. The report also commented that new landscaping would actually provide a net gain of wildlife habitat.</p>
Trees (inc. TPO, ancient woodland within and adjacent to site)	None that are protected, although there is a small dense section of vegetation near the entrance to the site from the access track.
Agricultural land quality	The site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Kingsnoad historic farm complex lies to the south east.
PROW (within or near site)	KH330 provides the access road to the site and runs across its western side.

<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>There is an existing access to the site which has already been considered acceptable in highways terms. Further intensification of the use of this should not prove unacceptable.</p> <p>The village of Ulcombe is located around 1km to the north west as the crow flies and that village has a school and a bus service. Buses also pass through Pye Corner just to the north of the site, around 0.5km away. Arguably these are all easy walking or cycling distance.</p>
<p>Access to services – distances from bus stop/rail station/shop/GP/school</p>	<p>See above for distances to bus stops. These would presumably access nearby Headcorn and Lenham villages. Rail stations are also at these villages. Headcorn is around 3.5 miles and Lenham around 4.5miles from this site by road. Both these villages also have a GP surgery, shops and schools.</p>
<p>Impact on residential amenity, including access to open space</p>	<p>None – no close neighbours. Countryside location so good access to open space.</p>
<p>Availability of utilities infrastructure – e.g. water/gas/electric)</p>	<p>Near to existing development and road so good potential for services.</p>
<p>Air quality/noise</p>	<p>None.</p>
<p>Land contamination</p>	<p>None.</p>
<p>Flood Risk (zone/drainage)</p>	<p>None.</p>
<p>Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?</p>	<p>Some additional development at the site could be acceptable due to the existing presence of development and only a localised impact.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>Yes</p>

3. AVAILABILITY

<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	<p>Currently available subject to consent of all land owners.</p>
<p>Availability conclusion</p>	<p>Available.</p>

4. ACHIEVABILITY

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

5. CONCLUSIONS

Space for up to 10 pitches but it is considered that the site is suitable to accommodate only 3 additional pitches in order to provide an appropriate setting.

This plot would seem available and achievable and is considered suitable due to the existing presence of development and only a localised impact.

ACCEPT

Approximate Yield: 3 pitches

1. SITE INFORMATION	
Reference number	GT-5
Site name/address	Cherry Gardens, Collier Street
Landowner	Mr Hearn
Agent	Joseph Jones
Greenfield/PDL	Greenfield
Site area (ha)	0.06
Proposed no. of pitches	1 pitch
Is the site urban, adjacent to urban, rural settlement or rural	Countryside, although just north of small settlement forming part of Collier Street (not designated built up area)
Site origin (e.g. Call for Sites)	Call for sites
2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>This plot is set back from the western side of the B2162 Collier Street by some 80 or so metres, and appears part of a larger plot. This larger plot is part of a wider grassed/pasture field that is split into paddocks with post and wire fencing and which extends to the north. The site and wider plot and field are generally level. This plot and the larger plot are loosely gravel-type surfaced.</p> <p>Part of the northernmost part of this wider field is being used for horse grazing.</p> <p>There is a storage container on the plot but otherwise it and the larger plot within which it is located are unused.</p> <p>There is an established tree line to the rear of the plot and the wider field in general, but otherwise boundary treatments consist simply of low fencing of an open nature.</p> <p>There are residential properties to the south east including a barn adjacent to the part of the wider field to the front of this plot.</p>
Current use	Vacant with the exception of the siting of a storage container.
Adjacent uses	There are residential properties to the south east including a barn adjacent to the part of the wider field to the front of this plot.
Planning and other designations (AONB, greenbelt etc)	Countryside
Planning history	<p>A planning application (12/2103) has been submitted to the Council by owner Mr Hearn for residential gypsy development on the wider plot that this pitch forms part of. This remains undetermined at present. It is for one family, one mobile home and one touring caravan with hardstanding.</p> <p>The previous owner also submitted a retrospective</p>

	<p>application (07/2478) for residential gypsy development when they were in occupation of the wider plot but this was withdrawn by MBC (after they moved off the land).</p> <p>An enforcement notice was also issued in 1992 against use of the (wider) land for the stationing of a caravan for residential purposes.</p> <p>Two metal clad buildings were also subject to separate enforcement action in 1992 on the wider land, but these were allowed on appeal.</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is highly visible from Benover Road to the north which bounds the frontage of the wider fields within which this plot is located. This is largely because the site does not benefit from any screening at all from that direction, exacerbated by the open and flat nature of the surrounding landscape.</p> <p>The site is located within the Laddingford Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Landscape forms part of the wider Low Weald landscape • Low lying landform • Intricate network of ditches, ponds and reservoirs • Small and mostly broadleaf woodland blocks • Orchards, hops and pasture surround settlements • More expansive arable land within surrounding landscape • Much linear settlement with clusters of development at road junctions <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Conserve and Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grazing land with no statutory designations nearby. Low to medium potential.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None that are protected although there is an established tree line to the rear of the plot and wider land in general.
Agricultural land quality	Used for grazing – Grade 2.
Heritage impacts (Listed building, conservation area)	Nothing known.
Archaeology (SAM etc.)	Doesn't appear anything significant
PROW (within or near site)	None.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway 	There is an existing access to the plot and wider plot as well as some of the wider land from the Benover Road. This has reasonable visibility and would be

<p>network</p> <ul style="list-style-type: none"> • Access to main highway network • Availability of public transport/walking/cycling 	<p>suitable.</p> <p>Both the nearest villages of Marden and Yalding are around 2 miles away "as the crow flies". Arguable this is not easy walking or cycling distance.</p> <p>There would however appear to be bus routes to both villages available from the Benover Road.</p>
<p>Access to services – distances from bus stop/rail station/shop/GP/school</p>	<p>Bus stops on Benover Road are around 0.75 miles distance from this plot. There are railway stations at both Marden and Yalding villages. Both villages also have a GP surgery, shops and primary schools.</p>
<p>Impact on residential amenity, including access to open space</p>	<p>Any would be limited as actual plot would be some distance (several hundred metres) from the nearest dwelling Mockbeggar Barn which is on land adjacent to the east of the field in front of this plot. Further, there is also "activity" on land at the rear of Mockbeggar Barn which would also provide a buffer.</p> <p>Countryside location so good access to open space.</p>
<p>Availability of utilities infrastructure – e.g. water/gas/electric)</p>	<p>Near to existing development and road so good potential for services.</p>
<p>Air quality/noise</p>	<p>Limited from road</p>
<p>Land contamination</p>	<p>None.</p>
<p>Flood Risk (zone/drainage)</p>	<p>The site falls within Flood Zone 3, where highly vulnerable uses (residential caravans) are not permitted under the NPPF. The Environment Agency would be opposed to any form of residential development at this location.</p>
<p>Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?</p>	<p>Due to visual harm within landscape that would result and potential for flooding, I conclude that site is not suitable</p>
<p>Could the site be used for travelling showpeople?</p>	<p>Yes</p>

3. AVAILABILITY

<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	<p>No existing use so currently available subject to consent of all land owners.</p>
<p>Availability conclusion</p>	<p>Vacant and available.</p>

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

5. CONCLUSIONS
<p>Site capacity – estimated 1 pitch.</p> <p>Although this plot is available and achievable the resultant visual harm and potential for flooding render it unsuitable</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT-6
Site name/address	Home Farm, Couchman Green Lane, Staplehurst
Landowner	Unknown but agent has authority to promote site.
Agent	Joseph Jones
Greenfield/PDL	Greenfield
Site area (ha)	Approx 0.2ha
Proposed no. of pitches	2 pitches
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is on the west side of Couchman Green Lane set back behind a highway verge and ditch. It is roughly triangular with overgrown areas of scrub and brambles. The boundaries are open on the south and east sides with more vegetation on the north side. There is currently no access off the lane. The site is generally level as is surrounding land.
Current use	Nil use
Adjacent uses	Rush Farm is immediately to the northwest where there is a dwelling and buildings which appear to be associated with equestrian use. To the east is open farmland. To the south is a field in equestrian use and houses beyond some houses and dog kennels at Home Farm. To the southwest is open equestrian/farmland.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	Permission refused in late 90's for residential use with a mobile home. Pending application 12/1255 for change of use of land to residential caravan site for two gypsy families with 2 static caravans.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is highly visible and exposed to Couchman Green Lane to the south and Pile Lane to the south. Also highly visible from public footpath KM296 40m to the south. Development of the site would be intrusive and would not be seen in the context of other development as Rush Farm is largely hidden from view from the south. Although localised impact it would be very harmful.</p> <p>The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing

	<p>hedgerow trees and sometimes within fields where hedgerows have been lost</p> <ul style="list-style-type: none"> • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Overgrown land with nearby ponds some medium potential.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	Public footpath KM296 40m to the south.
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>No current access but could be created onto lane. Visibility may be poor to the north.</p> <p>Not within walking/cycling distance of Staplehurst village (2.8km by road to centre) and no public transport to the village.</p> <p>Probably just beyond walking distance to bus stops in village (approx 1km) but within cycling distance (1.3km to shops).</p>
Access to services – distances from bus stop/rail station/shop/GP/school	<p>Bus stop: 1km Staplehurst train station: 1.6km Shop: 1.3km GP: 1.3km Primary school: 1.3km</p>
Impact upon residential amenity, including access to open space	Rush Farm to the north but could be designed to prevent any harmful impact. Countryside location so good access to open space.
Availability of utilities infrastructure – e.g. water/gas/electric)	Near to road and houses nearby so potential for services.
Air quality/noise	No significant issues.
Land contamination	Unlikely
Flood Risk (zone/drainage)	Zone 1
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to landscape harm conclude that site is not suitable.

Could the site be used for travelling showpeople?	No due to visual harm which would be likely to increase.
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3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	The application form would suggest so.
Availability conclusion	Currently available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
When could the site be delivered?	Landowner has indicated 2012-2016 onwards
Achievability conclusion	Achievable

5. CONCLUSIONS

<p>Estimate 2 pitches</p> <p>Whilst the site appears available and deliverable, it is not suitable due to the landscape harm.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>
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1. SITE INFORMATION	
Reference number	GT3-9
Site name/address	Acers Place, Lenham Road
Landowner	Cash
Agent	Heine
Greenfield/PDL	PDL (established caravan site)
Site area (ha)	0.1ha
Proposed no. of pitches	1
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Generally the land hereabouts is reasonably flat agricultural land with sporadic patches of development. An attractive area of countryside within the Low Weald SLA. This site involves a quite heavily developed patch of ground on the east side of the road with caravans, sheds, etc. Essentially bounded by small caravan sites but with agricultural land to the east. Poorly screened.
Current use	Gypsy and Traveller site (with temporary permission)
Adjacent uses	Caravan sites to north and south. Agricultural land to the rear (east).
Planning and other designations (AONB, greenbelt etc)	SLA
Planning history	<p>95/0418 – Change of use of land for stationing of a caravan was refused.</p> <p>06/1790 – Change of use of land for the stationing of one static and one touring caravan was granted.</p> <p>09/0684 – Full Planning for the stationing of 2 mobile homes was refused.</p> <p>10/0266 – Stationing of 1 mobile and 1 touring caravan was granted.</p> <p>10/2177 – Change of use of land for the stationing of 4 static caravans was granted.</p> <p>01/1320 – Change of use of land to residential and stationing of 1 mobile home. was refused.</p> <p>05/0739 - Change of use of land to residential and stationing of 1 mobile home was refused.</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>This is a heavily developed, poorly screened site that has a significant adverse impact on the character of the SLA. Clear medium and short range views into the site.</p> <p>The site is located within the Headcorn Pasturelands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p>

	<ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River • Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is Good and the sensitivity assessment High.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Ponds and ditches in the area. However already heavily developed therefore any adverse impact is likely to have already occurred.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	No issues
PROW (within or near site)	KH331B runs to the rear of the site connecting Southernden Road.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Poorly related to basic services and public transport opportunities.
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn station is approximately 3.4km away
Impact on residential amenity, including access to open space	No significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No issues
Land contamination	Unlikely
Flood Risk (zone/drainage)	No issues
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Not suitable. Poorly screened with an adverse impact on the character of the countryside. An unsustainable location.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Yes
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None known
When could the site be delivered?	Now
Achievability conclusion	Yes

5. CONCLUSIONS
<p>Overall conclusions: Not suitable. Poorly screened with an adverse impact on the character of the countryside. An unsustainable location.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-10
Site name/address	Quarter Paddocks, Bletchenden Road,
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Existing Gypsy and Traveller site
Site area (ha)	2.0ha
Proposed no. of pitches	n/a
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>Fairly level site surrounded by land in agricultural use well hidden from view from surrounding roads by dense hedgerows.</p> <p>Along the site frontage there is a dense screen There is a break in this screen required for access. Through this glimpse views are available into the site from the road immediately in front.</p>
Current use	Gypsy and Traveller site (with temporary permission)
Adjacent uses	There are no sensitive uses opposite the site. Approximately 40 metres to the west of the site is a detached house which has flank views of the site. There appears to be no other houses that could be considered to overlook or abut the site resulting in any direct impact on their outlook.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>07/2458 – Siting of a mobile homes to be used as an agricultural workers residence was granted.</p> <p>03/2366 – Change of use of land to residential incorporating the stationing of three mobile homes and two touring caravans was refused.</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site has generally good screening but the access point onto Bletchenden Road does permit clear views into the site when viewed from immediately opposite.</p> <p>Its impact on the wider roadside street scene is relatively low based on retention of the existing substantial frontage hedge at its current height.</p> <p>The site is located within the Waterman Quarter Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying gently undulating clay landscape of the Low Weald with many ponds and watercourses • Small to medium sized fields but predominantly pasture, with some arable cultivation and occasional orchards • Thick native hedgerows create an intimate

	<p>atmosphere</p> <ul style="list-style-type: none"> • Dominance of mature oak trees as imposing hedgerow trees <p>Winding roads with wide verges bounded by ditches and mixed native hedgerows</p> <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Conserve and Reinforce.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The frontage hedgerow probably has merit as a wildlife habitat but the open arable area abutting the site probably species poor.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	N/A
PROW (within or near site)	N/A
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> • The site is considered suitable for a small-scale Gypsy and Traveller site. It enjoys good access to the A274 Biddenden Road via Bletchenden Road, which is lightly trafficked and has a good crash record; however there is a relatively poor crash record at its junction with Biddenden Road which may require mitigation and a footway link to the nearby bus stops is not provided. • There are few services within walking or cycling distance of the site; however the nearby bus stops on Linton Hill are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn station is approximately 2.1km away
Impact on residential amenity, including access to open space	The key impact is likely to be on the detached house approximately 40 metres to the west of the site which looks to have flank views into it.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	None identified
Land contamination	No obvious source of site contamination
Flood Risk (zone/drainage)	Flood zone 3
Could the site be used for travelling showpeople?	Unlikely. Relatively large site but lacks good access to road network.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>Existence of the substantial largely unbroken frontage hedge mitigates any significant visual harm to the street all the while the hedge is retained at its current height and condition.</p> <p>The site is overlooked by house to the west.</p>

	<p>The landscape impact and harm to the wider street scene is currently low though there are clear views into the site through the access.</p> <p>The site is remote from services.</p> <p>Given its relatively recent planning history, ongoing visual impact on the outlook and amenity of the house to the west and that the site falls wholly within flood zone 3 it is not a suitable site.</p>
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3. AVAILABILITY

<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Already available
Availability conclusion	Already available

4. ACHIEVABILITY

<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None
When could the site be delivered?	Already available
Achievability conclusion	Already available.

5. CONCLUSIONS

<p>Poorly located in terms of services. Given the size of the site, its ongoing visual impact on the outlook and amenity of the house to the west and that the site falls wholly within flood zone 3 it is considered that the site should be rejected.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>
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1. SITE INFORMATION	
Reference number	GT3-11
Site name/address	The Chances, Lughorse Lane,
Landowner	Collins/Smith
Agent	N/A
Greenfield/PDL	PDL (caravan site)
Site area (ha)	0.4ha
Proposed no. of pitches	n/a
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Attractive countryside within the Greensand Ridge Special Landscape Area. Relatively flat land near the base of the ridge. Site is set well back from Lughorse Lane and quite well screened by intervening landscaping. Public footpath crosses the western side of the site. Landscaping appears to have matured in recent years.
Current use	Gypsy and Traveller site (with temporary permission)
Adjacent uses	Commercial to the south. Elsewhere agricultural/equestrian use.
Planning and other designations (AONB, greenbelt etc)	SLA
Planning history	<p>97/1125 – Change of use of land to station a residential mobile home was refused.</p> <p>10/1336 – Variation of enforcement appeal to allow the use of the site for the siting of a mobile home and touring caravan was granted.</p> <p>11/1900 – Variation of condition 4 of MA/10/1336 – No more than 2 caravans was granted.</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Landscape screening appears to have matured in recent years such that this site is not prominent. It is set back from Lughorse Lane which helps reduce its impact and this gives opportunities for enhanced natural screening. No significant long range views.</p> <p>The site is located within the Yalding Farmlands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs and water bodies along the foot of the Greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Frequent orchards • Parkland landscape surrounding Hunton Court • Historic settlement of Yalding

	The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i> . The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Already developed therefore likely to be low.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	No issues
PROW (within or near site)	KM163 – Connects Lughorse Lane to West Street.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Not well related to basic services but there are bus services around nearby Hunton ie on Hunton Hill, East Street and West Street. Services available in nearby Hunton, Coxheath and Yalding.
Access to services – distances from bus stop/rail station/shop/GP/school	Coxheath Village centre is approximately 2.6km away
Impact on residential amenity, including access to open space	No significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No issues
Land contamination	Unlikely
Flood Risk (zone/drainage)	No issues
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	On balance the site is considered to be sufficiently well screened to accommodate a small caravan site.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Yes – in current use.
Availability conclusion	Yes

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None known
When could the site be delivered?	Immediate
Achievability conclusion	Yes

5. CONCLUSIONS
<p>Pitch capacity 4 caravans</p> <p>ACCEPT</p> <p>Approximate Yield: 4 pitches</p>

1. SITE INFORMATION	
Reference number	GT3-12
Site name/address	Ash Tree Place, Hampstead Lane,
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL (ie an existing caravan site)
Site area (ha)	1.1ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Existing caravan site with small number of caravans. Generally flat land associated with the Medway Valley. Grassland with limited access roads/hardstandings. Long access track from Hampstead Lane leads past the flank of residential properties: ie akin to a 'backland site'. Public footpath runs east/west across more open land to the south of the site.
Current use	Gypsy and Traveller site (with temporary permission)
Adjacent uses	Agricultural/equestrian usage to east and south. Res. use to north. Another caravan site to the west.
Planning and other designations (AONB, greenbelt etc)	Green Belt. SNCI further to the south.
Planning history	<p>00/1842 – Change of use of land to residential with the stationing of 2 caravans – REFUSED</p> <p>03/1940 – Stationing of 3 additional mobile homes – REFUSED</p> <p>02/0773 – Change of use to station 2 residential caravans – REFUSED</p> <p>04/0288 – Change of use for stationing of 3 static caravans and one touring – REFUSED</p> <p>05/0941 – Change of use for stationing of 3 static caravans and 1 touring – GRANTED</p> <p>10/0696 – Extension to existing caravan site to allow the stationing of 4 static mobile homes and storage of 4 touring caravans – REFUSED</p> <p>87/1394 – Stationing of one caravan - REFUSED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is well screened from Hampstead Lane being situated behind an existing built frontage. However there are clear views of the site from the public footpath to the south and from adjacent open fields. This is Green Belt and the openness of countryside would be compromised.</p> <p>The site is located within the Nettlestead Green Farmlands area of the Landscape Character Assessment 2012. Key characteristics of this area</p>

	<p>include:</p> <ul style="list-style-type: none"> • Reasonably flat and low lying landscape • Native hedgerows of beech and hawthorn • Fruit orchards • Caravan park • Extensive former chemical works • Small field pattern comprising private plots <p>The condition assessment is <i>Poor</i> and the sensitivity assessment <i>Low</i>.</p> <p>The Guidelines for this area are to Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Unlikely. PDL. However, SNCI further to the south.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site but the site is located on the Green Belt
Archaeology (SAM etc.)	No issues
PROW (within or near site)	KM186 – Hempstead Lane
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Poorly related to basic services. However, reasonably close to public transport opportunities at Yalding and Beltring stations and the bus routes around Yalding village.
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding station is approximately 400 m from the site, Nettlestead parish hall is approx 2.6km away.
Impact on residential amenity, including access to open space	Potential adverse impact on houses to the north: however this could be averted if the number of caravans were limited.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No issues
Land contamination	Unlikely
Flood Risk (zone/drainage)	Yes: Flood Zone 2
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Unsuitable: this is Green Belt and the openness of the countryside would be compromised. Temporary and personal permission MA/10/1595 (not mentioned above in the history!) has already expired and was granted only as a short term expedient. Significant flooding issues.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Yes
Availability conclusion	Yes

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
When could the site be delivered?	N/A
Achievability conclusion	N/A

5. CONCLUSIONS
<p>Overall conclusions Unsuitable: this is Green Belt and the openness of the countryside would be compromised. Significant flooding issues.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-13
Site name/address	Little Boarden, Boarden Lane, Headcorn
Landowner	n/k
Agent	n/a
Greenfield/PDL	PDL
Site area (ha)	0.2ha
Proposed no. of pitches	n/a
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>The site has an irregular shape and is set well back from Boarden Lane being approached by an access track just under 70 metres in length.</p> <p>The site appears to be well screened on all sides though there are clear views into the site through the access point onto Boarden Lane.</p> <p>Surrounding land to the east of the site comprises mainly level and open arable land.</p>
Current use	Gypsy and Traveller site (with authorised permission)
Adjacent uses	<p>The north east site boundary is flanked by mature boundary screening and for part of its length flanked by existing agricultural buildings set back from the boundary.</p> <p>Almost opposite the site access is a detached house while to the south west of the site is sporadic housing development fronting Boarden Lane</p>
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>07/2248 – Stationing of 2 additional mobile homes – REFUSED</p> <p>05/1681 – Change of use for stationing of 1 mobile home and 1 touring caravan – GRANTED</p> <p>03/2022 – Use of land as a caravan site – REFUSED</p> <p>84/0837 – Siting of mobile home - REFUSED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site has generally good screening but the siting of the access enable clear views into the site.</p> <p>Its impact on the wider roadside street scene is relatively low but this is based on retention of the frontage hedgerow at a good height.</p> <p>The site is located within the Beult Valley area of the Landscape Character Assessment 2012. Key</p>

	<p>characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying broad shallow valley of the meandering River Beult and Hammer Stream within the Low Weald • Many ponds and watercourses with important ecological interest • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Mixed agriculture with large fields supporting arable cultivation and small riverside fields with pasture • Sparsely scattered small woodlands • Historic north-south crossing points with ragstone bridges over the River Beult <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve and Restore.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The hedgerows surrounding the site probably makes some wildlife contribution but the open arable areas abutting the site are probably species poor.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Unlikely
PROW (within or near site)	KH629 – Connects Boarden Lane to Hawkenbury Road
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No objections
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn village centre is approximately 4.3 km from the site, where there is the local station, shops and schools.
Impact on residential amenity, including access to open space	The residential properties to the south east of the site fronting Boarden Lane may have their outlook affected.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a few residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	None identified
Land contamination	Appears as a residential site therefore unlikely
Flood Risk (zone/drainage)	Not affected
Could the site be used for travelling showpeople?	Unlikely – appears too small with poor road access
Suitability (assessment	Existence of the frontage hedge screening the site

conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>from Boarden Lane/Queen Street mitigates any visual harm.</p> <p>The landscape impact and harm to the wider street scene is now low though there are clear views into the site through the access. The site is remote from services but its retention could be suitable given its recent planning history.</p>
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3. AVAILABILITY

<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Already available
Availability conclusion	Already available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Already available
Achievability conclusion	<p>Existence of the frontage hedge screening the site from Boarden Lane/Queen Street mitigates any visual harm.</p> <p>The landscape impact and harm to the wider street scene is now low though there are clear views into the site through the access. The site is remote from services but its retention could be suitable given the planning history.</p>

5. CONCLUSIONS

<p>Poorly located in terms of services but it is now considered to have a low landscape impact enabling possible review its status to that of accept. 2 pitches.</p> <p>ACCEPT</p> <p>Approximate Yield: 2 pitches</p>

1. SITE INFORMATION	
Reference number	GT3-15
Site name/address	Perfect Place Park Wood Lane,
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL
Site area (ha)	2.4ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>Level arable site with limited frontage screening on lane to the west.</p> <p>The wider area comprises a relatively level agricultural landscape.</p>
Current use	Gypsy and Traveller site (with authorised permission)
Adjacent uses	The northern site boundary is flanked by a traveller site. The wider area comprises a level arable landscape. There does not appear to be long range views to the site from Frittenden Road to the north.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>09/1565 – Change of use for the stationing of 2 mobile caravans – WITHDRAWN</p> <p>09/1767 – Continued use of land for a gypsy family with twin unit, tourer and two stable blocks – GRANTED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Poor screening onto frontage – hedging is not significant and site clearly visible in street scene.</p> <p>The site is located within the Sherenden Wooded Hills area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying and gently undulating clay Low Weald landscape with many ponds, ditches and Watercourses • Large irregular blocks of ecologically important ancient woodland interspersed with pasture, orchards and arable fields • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Historic buildings scattered throughout the landscape. <p>The condition assessment is <i>Very Good</i> and the</p>

	sensitivity assessment <i>High</i> . The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	None apparent
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	None
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Visibility at the access onto Park Wood Lane is extremely poor, this would present a hazard to other users of the highway, to the detriment of highway safety.
Access to services – distances from bus stop/rail station/shop/GP/school	Staplehurst village centre is approximately 3.2 km away where there are shops, schools and the train station.
Impact on residential amenity, including access to open space	There is an existing house on the opposite side of the track from which this and adjoining sites visible.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a not many residential dwelling nearby.
Air quality/noise	No issues identified
Land contamination	Agricultural land no obvious contamination source identified
Flood Risk (zone/drainage)	Site not subject to flooding
Could the site be used for travelling showpeople?	The site is large but requirements for good access and site close to good road network not met.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Impact on the street scene due to lack of good solid boundary screening. Also harm to visual amenity of house almost opposite the site. The site is large and its use as a caravan site, on its own or in combination with other nearby sites is likely to greatly increase the adverse visual impact of the use on the rural character of the area.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Already available
Availability conclusion	Already available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Already available
Achievability conclusion	Already available

5. CONCLUSIONS
<p>Impact on the street scene due to lack of good solid boundary screening. Also harm to visual amenity of house almost opposite the site. The site is large and its use as a caravan site, on its own or in combination with other nearby sites is likely to greatly increase the adverse visual impact of the use on the rural character of the area.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-16
Site name/address	The Vine, Green Hill Lane, Ulcombe
Landowner	Mr A Hickmott
Agent	Not applicable
Greenfield/PDL	PDL
Site area (ha)	0.1ha
Proposed no. of pitches	Maximum 2 @500m ² .
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the west of the junction of Lenham Road and Green Hill Lane. The eastern third of the site is predominantly hard surfaced, and is where the caravans are sited. The east of the site is a grassed paddock. In the south east corner of the site is a dwelling known as "The Vine". The site has two accesses from the public highway, one from Green Hill Lane which serves the residential area, and one from Lenham Road which serves the paddock. Boundary treatments to the site comprise a mixture of close boarded fencing and mature native hedging. The site is level, but land levels outside the site fall towards the south and east.
Current use	Gypsy and Traveller site (with temporary permission) – an 11 year personal temporary consent expires on 03/07/2014.
Adjacent uses	Agricultural to north, woodland to north, south and west, residential to east.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	03/0929 – Continued use of land and existing caravan for residential use – GRANTED 02/1157 – Use of site for 3 mobile homes to be occupied by gypsies – WITHDRAWN 97/0452 – Change of use of caravan and land from agricultural to residential private gypsy homes - GRANTED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is reasonably well screened in close range views from the north, south and east, but is visible in medium range views from the west along Lenham Road due to the openness of the paddock and its access. The site is located within the Kingswood Plateau area of the Landscape Character Assessment 2012. Key characteristics of this area include: <ul style="list-style-type: none"> • Extensive tracts of mixed and sweet chestnut coppice woodland • Plateau of Greensand Ridge and dip slope to

	<p>east</p> <ul style="list-style-type: none"> • Deep loam to clay soils with extensive deposits of head • Strong sense of enclosure • Extensive recent development <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Conserve and Reinforce.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Hedges and trees on site boundaries.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Unknown.
PROW (within or near site)	KH284 runs nearby
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	The site is considered suitable for a small-scale Gypsy and Traveller site. Green Hill Lane and Lenham Road have a good crash record and are lightly trafficked; however the site is within walking and cycling distance of very few residential properties or services, there is no footway and there are no regular bus routes within close proximity.
Access to services – distances from bus stop/rail station/shop/GP/school	Ulcombe Village centre is approximately 3.9km away where there is the local school, remote in respect of facilities and services, public transport.
Impact on residential amenity, including access to open space	Limited.
Availability of utilities infrastructure – e.g. water/gas/electric)	Limited - there are not many residential dwellings nearby.
Air quality/noise	Unknown.
Land contamination	Unknown.
Flood Risk (zone/drainage)	Not applicable.
Could the site be used for travelling showpeople?	No – inadequate highways and access to site.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Reasonably well screened but in a very unsustainable location.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Unknown.
Availability conclusion	Unknown.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
When could the site be delivered?	Unknown.
Achievability conclusion	Unknown.

5. CONCLUSIONS
Reasonably well screened but in a very unsustainable location. Some views from north west. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	GT3-17
Site name/address	Green Tops, Symonds Land, Yalding
Landowner	Mr M Cash
Agent	Not applicable
Greenfield/PDL	PDL
Site area (ha)	0.2ha
Proposed no. of pitches	Maximum 4 @500m ² .
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is set back from the public highway by approximately 70m. The rear two thirds of the site is hard surfaced and the south third is grassed. The caravans are stationed in the north of the site on the hard surfacing. The main part of the site is visible in medium distance views from Symonds Lane despite hedging to the agricultural land, and the site access is a visually intrusive and an urbanising feature.
Current use	Gypsy and Traveller site (with temporary permission).
Adjacent uses	Gypsy sites (Pear View and Pear Paddock) to west, agricultural to north, south and east.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	10/0504 – Change of use of land to residential use for the stationing of 1 mobile home and 1 touring van – GRANTED an 3 year personal temporary consent expires on 24/11/2013.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The main part of the site is visible in medium distance views from Symonds Lane and the PROW despite hedging to the agricultural land, and the site access is a visually intrusive and an urbanising feature.</p> <p>The site is located within the Laddingford Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Landscape forms part of the wider Low Weald landscape • Low lying landform • Intricate network of ditches, ponds and reservoirs • Small and mostly broadleaf woodland blocks • Orchards, hops and pasture surround settlements • More expansive arable land within surrounding landscape • Much linear settlement with clusters of development at road junctions <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Moderate</i>.</p>

	The Guidelines for this area are to Conserve and Improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Unknown.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Site is Grade 2 agricultural land.
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	Unknown.
PROW (within or near site)	KM201 runs 140m to the north and east of the site.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No objections
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding Village is approximately 1.7km away where there is a local school, bus stop. The train station is approximately 1.9km away.
Impact on residential amenity, including access to open space	Limited.
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 0.2km away which will be connected to water, gas and electric.
Air quality/noise	Unknown.
Land contamination	Unknown.
Flood Risk (zone/drainage)	In Zone 2, but in very close proximity to flood zone 3 and possibility of the site being cut off during a flood event.
Could the site be used for travelling showpeople?	No – inadequate highways and access to site.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Visually intrusive and visually harmful to character and appearance of open countryside, relatively unsustainable location.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Unknown.
Availability conclusion	Unknown.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown.
When could the site be delivered?	Unknown.
Achievability conclusion	Unknown.

5. CONCLUSIONS
<p>Visually intrusive and visually harmful to character and appearance of open countryside, relatively unsustainable location. Possible flooding issues.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-20
Site name/address	The Stables, Frittenden Road, Staplehurst
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield some PDL (Gypsy and Traveller site)
Site area (ha)	1.2ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>Level arable site with limited frontage screening on lane to the west.</p> <p>The wider area comprises a relatively level agricultural landscape.</p>
Current use	Gypsy and Traveller site (with authorised permission)
Adjacent uses	The southern site boundary is flanked by a traveller site. The wider area comprises a level arable landscape. There does not appear to be long range views to the site from Frittenden Road to the north
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>09/1565 – Change of use for the stationing of 2 mobile caravans – WITHDRAWN</p> <p>10/0157 – Change of use for stationing of 1 static caravan and 1 touring – GRANTED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Poor screening onto frontage – hedging is not significant and site clearly visible in street scene.</p> <p>The site is located within the Sherenden Wooded Hills area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying and gently undulating clay Low Weald landscape with many ponds, ditches and Watercourses • Large irregular blocks of ecologically important ancient woodland interspersed with pasture, orchards and arable fields • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Historic buildings scattered throughout the landscape. <p>The condition assessment is <i>Very Good</i> and the</p>

	sensitivity assessment <i>High</i> . The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	None apparent
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Unknown
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No objections
Access to services – distances from bus stop/rail station/shop/GP/school	Staplehurst village centre is approximately 3.2 km away where there are shops, schools and the train station.
Impact on residential amenity, including access to open space	There is an existing house on the opposite side of the track from which this and adjoining sites visible.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a not many residential dwelling nearby.
Air quality/noise	No issues identified
Land contamination	Agricultural land no obvious contamination source identified
Flood Risk (zone/drainage)	A tiny part of the eastern corner of the site falls within flood zone 3. Too small an area to significantly affect use of the wider site.
Could the site be used for travelling showpeople?	Unlikely. The site is large but requirements for good access and site close to good road network not met.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Impact on the street scene due to lack of good solid boundary screening. Also harm to visual amenity of house almost opposite the site. The site is large and its use as a caravan site on its own and in combination with other sites is likely to greatly increase the adverse visual impact of the use on the rural character of the area.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	No known constraints in these respects
Availability conclusion	Appears currently available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Appears currently available
Achievability conclusion	Appears currently available

5. CONCLUSIONS
<p>Impact on the street scene due to lack of good solid boundary screening. Also harm to visual amenity of house almost opposite the site. The site is large and its use as a caravan site on its own and in combination with other sites is likely to greatly increase the adverse visual impact of the use on the rural character of the area.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-21
Site name/address	Plots 1-10, The Meadows, Lenham Road
Landowner	Numerous landowners
Agent	Woods
Greenfield/PDL	PDL (caravan site)
Site area (ha)	2.4ha
Proposed no. of pitches	2
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Generally the land hereabouts is reasonably flat agricultural land with sporadic patches of development. An attractive area of countryside within the Low Weald SLA. This site involves a large area of quite intensively developed land off the west side of the road with caravans, sheds, etc. Essentially bounded by small paddocks of land many of which contain caravan sites but with agricultural land further to the west. Poorly screened and has a major impact.
Current use	Gypsy and Traveller site (with temporary permission)
Adjacent uses	Caravan sites/paddocks. Agricultural land to the west.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>08/0393 – Erection of day room to serve gypsy site – GRANTED</p> <p>11/0917 – Use of land for the stationing of 2 touring caravans – GRANTED</p> <p>12/1772 – Use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 10 touring caravans – REFUSED</p> <p>10/0499 - Use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 9 touring caravans – REFUSED</p> <p>10/0560 - Use of land as residential to provide 5 plots for gypsy families, with a total of 8 mobile homes, 12 touring caravans – REFUSED</p> <p>11/0918 – Change of use of land to provide a 1 mobile homes and 2 touring caravans - PENDING</p> <p>11/1528 - Change of use of land to provide a 1 mobile homes and 2 touring caravans – GRANTED</p> <p>12/2113 - Use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 10 touring caravans – REFUSED</p>
Landscape/townscape impact – including reference to Landscape	This is a heavily developed, poorly screened site that has a significant adverse impact on the character of

<p>Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening</p>	<p>the SLA. Clear medium and short range views into the site. A large site that has a major adverse impact on the character of the landscape.</p> <p>The site is located within the Headcorn Pasturelands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
<p>Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)</p>	<p>Ponds and ditches in the area. However significant damage will probably already have occurred.</p>
<p>Trees (inc. TPO, ancient woodland within and adjacent to site)</p>	<p>No TPOs or ancient woodland</p>
<p>Agricultural land quality</p>	<p>Site is Grade 3 agricultural land</p>
<p>Heritage impacts (Listed building, conservation area)</p>	<p>There are no listed buildings or conservation areas within or adjacent to the site</p>
<p>Archaeology (SAM etc.)</p>	<p>No issues</p>
<p>PROW (within or near site)</p>	<p>N/A</p>
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>Poorly related to basic services and public transport opportunities.</p> <ul style="list-style-type: none"> • Site situated on Lenham Road between Headcorn and Grafty Green. • The site is an existing Gypsy and Traveller site. • The site is considered suitable for a small-scale Gypsy and Traveller site. Lenham Road has a good crash record, although the site is within walking and cycling distance of very few residential properties or services, there is no footway and there are no regular bus routes within close proximity.
<p>Access to services – distances from bus stop/rail station/shop/GP/school</p>	<p>Headcorn station is approximately 3.7km away</p>
<p>Impact on residential amenity, including access to open space</p>	<p>No significant issues</p>
<p>Availability of utilities infrastructure – e.g. water/gas/electric)</p>	<p>There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.</p>
<p>Air quality/noise</p>	<p>No issues</p>
<p>Land contamination</p>	<p>Unlikely</p>
<p>Flood Risk (zone/drainage)</p>	<p>None</p>

Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Not suitable. Poorly screened with a major adverse impact on the character of the SLA. An unsustainable location. Permission has only been granted here as a temporary expedient.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Yes
Availability conclusion	Yes

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Now
Achievability conclusion	Yes

5. CONCLUSIONS

<p>Overall conclusions: Not suitable. Poorly screened with a major adverse impact on the character of the SLA. An unsustainable location</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-22
Site name/address	The Stables, Wagon Lane, Yalding
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL (i.e. caravan site)
Site area (ha)	0.4ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Long strip of land in use as a caravan site. Flat grassland with small number of caravans and limited access tracks and hardstandings. Close boarded fence and immature hedge to the Wagon Lane frontage. Public footpath runs north/south down the eastern side of the site.
Current use	Gypsy and Traveller site (with temporary permission).
Adjacent uses	Essentially surrounded by other caravan sites.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	10/0704 – Change of use of land to residential with the stationing of two static caravans and a touring caravan for a gypsy family - REFUSED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Clearly visible from Wagon Lane and the public footpath that runs down the side of the site. Major cumulative impact when considered with other caravan sites in the vicinity. Long views interrupted by other caravans but clear medium and short range views. The character of the countryside would be compromised.</p> <p>The site is located within the Beltring Grasslands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Flat, low lying landform • Narrow ditches and ponds • Grassland and pasture • Tree belts with much willow • Orchards • Clusters of farmsteads along narrow, ditch lined roads • Frequent oast houses <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Probably low: in any event, development has already occurred.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.

Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	No issues
PROW (within or near site)	KM220 connects Wagon Lane to Queen Street
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Poorly related to basic services and public transport.
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding Village is approximately 3km away where there is access to local shops
Impact on residential amenity, including access to open space	No significant impact
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 0.5k away which will be connected to water, gas and electric.
Air quality/noise	No issues
Land contamination	Unlikely
Flood Risk (zone/drainage)	Yes: Flood Zones 2 and 3
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Unsuitable: the character of the countryside would be compromised. Temporary and personal permission granted on appeal and was granted only as a short term expedient. Significant flooding issues.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Yes
Availability conclusion	Yes

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
When could the site be delivered?	N/A
Achievability conclusion	N/A

5. CONCLUSIONS

Unsuitable: the character of the countryside would be compromised. Significant flooding issues.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	GT3-23
Site name/address	Stilebridge Stableyard, Stilebridge Lane, Linton
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL - Gypsy and Traveller site (with temporary permission).
Site area (ha)	0.4ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Area mainly level- adjoining land in agricultural use.
Current use	Gypsy and Traveller site (with temporary permission).
Adjacent uses	Site to south in already in use as a caravan site – wider area in agricultural use.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	11/0055 – Change of use of land for the stationing of 3 caravans for residential use of which at least two will be touring caravans.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is not well screened from Stilebridge Lane and has a significant adverse impact on the appearance of this rural lane as a consequence.</p> <p>The site is located within the Beult Valley area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying broad shallow valley of the meandering River Beult and Hammer Stream within the Low Weald • Many ponds and watercourses with important ecological interest • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Mixed agriculture with large fields supporting arable cultivation and small riverside fields with pasture • Sparsely scattered small woodlands • Historic north-south crossing points with ragstone bridges over the River Beult <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve and Restore.</p>

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Unlikely
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> • The site is considered suitable for a Gypsy and Traveller site. It enjoys good access to the A229 Linton Hill, which has a relatively good crash record; however a footway link to the nearby bus stops is not provided. • There are few services within walking or cycling distance of the site; however the nearby bus stops on Linton Hill are served by Bus Route 5, which provides an hourly service to Maidstone, Staplehurst, Cranbrook and Hawkhurst on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Coxheath Village is approximately 4.5km away from the site.
Impact on residential amenity, including access to open space	There are no houses nearby likely to be affected by the use of the site.
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 0.2km away from the site which will be connected to water, gas and electric.
Air quality/noise	No obvious impacts
Land contamination	No obvious impacts
Flood Risk (zone/drainage)	Not affected
Could the site be used for travelling showpeople?	Its small size and awkward shape and poor road access means that it is a highly unlikely candidate for this use.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	The site occupies a poorly screened and prominent roadside position. It is therefore not suitable as a permanent site.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Yes
Availability conclusion	Available for occupation

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Already available
Achievability conclusion	Already available

5. CONCLUSIONS
<p>The site occupies a poorly screened and prominent roadside position. It is therefore not suitable as permanent site.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-24
Site name/address	Plot 3 The Meadows Lenham Road Headcorn Ashford Tn27 9lg
Landowner	Smith
Agent	Woods
Greenfield/PDL	PDL (caravan site)
Site area (ha)	2.4ha
Proposed no. of pitches	2
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Generally the land hereabouts is reasonably flat agricultural land with sporadic patches of development. An attractive area of countryside within the Low Weald SLA. This site involves a quite heavily developed patch of ground set back off the west side of the road with caravans, sheds, fencing, etc. Essentially bounded by small paddocks of land many of which contain caravan sites (including the large temporary site behind) but with agricultural land further to the west. Poorly screened.
Current use	Gypsy and Traveller site (with temporary permission)
Adjacent uses	Caravan sites/paddocks. Agricultural land further west.
Planning and other designations (AONB, greenbelt etc)	SLA
Planning history	<p>08/0393 – Erection of day room to serve gypsy site – GRANTED</p> <p>11/0917 – Use of land for the stationing of 2 touring caravans – GRANTED</p> <p>12/1772 – Use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 10 touring caravans – REFUSED</p> <p>10/0499 - Use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 9 touring caravans – REFUSED</p> <p>10/0560 - Use of land as residential to provide 5 plots for gypsy families, with a total of 8 mobile homes, 12 touring caravans – REFUSED</p> <p>11/0918 – Change of use of land to provide a 1 mobile homes and 2 touring caravans - PENDING</p> <p>11/1528 - Change of use of land to provide a 1 mobile homes and 2 touring caravans – GRANTED</p> <p>12/2113 - Use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 10 touring caravans – REFUSED</p>

Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>This is a heavily developed, poorly screened site that has a significant adverse impact on the character of the SLA. Clear medium and short range views into the site.</p> <p>The site is located within the Headcorn Pasturelands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to <i>Conserve</i>.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Ponds and ditches in the area. However already heavily developed therefore any adverse impact is likely to have already occurred.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	
PROW (within or near site)	N/A
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>Poorly related to basic services and public transport opportunities.</p> <ul style="list-style-type: none"> • Site situated on Lenham Road between Headcorn and Grafty Green. • The site is an existing Gypsy and Traveller site. • The site is considered suitable for a small-scale Gypsy and Traveller site. Lenham Road has a good crash record, although the site is within walking and cycling distance of very few residential properties or services, there is no footway and there are no regular bus routes within close proximity.
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn station is approximately 3.6km away
Impact on residential amenity, including access to open space	No significant issues
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.

Air quality/noise	None
Land contamination	Unlikely
Flood Risk (zone/drainage)	None
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Not suitable. Poorly screened with an adverse impact on the character of the countryside. An unsustainable location.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Yes
Availability conclusion	Yes

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Now
Achievability conclusion	Yes

5. CONCLUSIONS

<p>Overall conclusions: Not suitable. Poorly screened with an adverse impact on the character of the countryside. An unsustainable location.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-25
Site name/address	Franks Bridge, Smarden Road, Headcorn, Ashford TN27 9HN
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL - Gypsy and Traveller site (unauthorised site)
Site area (ha)	0.07
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises an enclosed area of hard surfacing with metal gates to the access onto Smarden Road. It occupies a prominent position on the outer curve of the road and sited just outside and to the east of the built up area of Headcorn.
Current use	Gypsy and Traveller site (unauthorised site)
Adjacent uses	Opposite the site to the north east is open farmland. To the south the site abuts a railway while to the west there is the elevated section of the A274 offering clear views into the site from high vehicles.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	No Planning History
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site, which is generally open, is clearly visible when travelling in both directions along this section of Smarden Road. Given the function of this site a portal both when entering the and leaving the settlement, it is not considered that its use as a caravan site is an acceptable land use in this prominent location.</p> <p>The site is located within the Beult Valley area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying broad shallow valley of the meandering River Beult and Hammer Stream within the Low Weald • Many ponds and watercourses with important ecological interest • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Mixed agriculture with large fields supporting arable cultivation and small riverside fields with pasture

	<ul style="list-style-type: none"> • Sparsely scattered small woodlands • Historic north-south crossing points with ragstone bridges over the River Beult <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve and Restore.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Immediately abutts river Beult to the west which is an SNCI. Otherwise no obvious ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No 3 of 1968
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	Unknown
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> • The site is considered suitable for a Gypsy and Traveller site. It enjoys good access to the A274 Wheeler Street via Smarden Road, which has a good crash record; however the extension of the footway and the 30mph speed limit to the site access should be considered in the interest of pedestrian safety. • All of the services within Headcorn are within walking and/or cycling distance of the site and the nearby bus stops on Wheeler Street are served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn station is approximately 0.7km away
Impact on residential amenity, including access to open space	None identified
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	Not an inherently noisy activity
Land contamination	Site covered by hardstanding – unless disturbed no issues identified in this respect.
Flood Risk (zone/drainage)	Flood zone 3
Could the site be used for travelling showpeople?	Too small
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Given its prominent visual impact in the street scene and that it lies within flood zone 3 it is not considered suitable as a caravan site.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Given the condition and past use of the site does not appear to be any constraints for continued use as a caravan site in these regards.
Availability conclusion	Already available

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

5. CONCLUSIONS	
<p>Given its prominent siting in the street scene and that it lies within flood zone 3 it is not considered suitable as a caravan site.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>	

1. SITE INFORMATION	
Reference number	GT3-26
Site name/address	Orchard Place, Benover Road, Collier Street
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield - Gypsy and Traveller site (with unauthorised permission).
Site area (ha)	0.2ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>The site comprises a flat open area of land roughly rectangular in shape having a frontage and access onto Benover Road. It has an average width of just under 20 metres and depth of just under 90 metres.</p> <p>Abutting the site to the east is a pond</p> <p>The site lies within open farmland but opposite the site are houses.</p>
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	Open farmland, residential.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	<p>93/0048 – Continued use of land for the stationing of a mobile homes – REFUSED</p> <p>85/0480 – Temporary permission to continue to station a residential mobile homes for 5 years – REFUSED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>There is an existing sporadic tree screen on the Benover Road frontage with a wide gap for the access through. Clear views are available into the site.</p> <p>There are Listed Buildings (LB's) occupied residentially immediately opposite the site. Use of the land as a caravan site can be seen as having a detrimental impact on the character and setting of these buildings.</p> <p>Given the absence of a strong frontage screening belt and the generally open nature of the site use of the land as a caravan site will be visible in the street scene and harmful to the character and setting of the LB's opposite.</p> <p>The site is located within the Laddingford Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Landscape forms part of the wider Low Weald

	<p>landscape</p> <ul style="list-style-type: none"> • Low lying landform • Intricate network of ditches, ponds and reservoirs • Small and mostly broadleaf woodland blocks • Orchards, hops and pasture surround settlements • More expansive arable land within surrounding landscape • Much linear settlement with clusters of development at road junctions <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Conserve and Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	There are ponds abutting the site to the east which clearly have wildlife potential
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Site is Grade 3 Agricultural Land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site though there are LB's on the opposite side of Benover Road.
Archaeology (SAM etc.)	Unknown
PROW (within or near site)	None
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> • The site is considered suitable for a small-scale Gypsy and Traveller site. It enjoys good access to the B2162 Benover Road, which has a good crash record; however a footway link to the nearby bus stops is not provided. • There are few services within walking or cycling distance of the site; however the nearby bus stops on Benover Road are served by Bus Route 23, which provides an hourly service to Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding village is approximately 2.6km away from site, with local bus stop, shops and schools.
Impact on residential amenity, including access to open space	Given the generally open unscreened character of the site it is likely that the use adversely impacts on the outlook and amenity of the LB's just opposite the site.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are several residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No obvious issues in these respects
Land contamination	Open paddock – no obvious issues
Flood Risk (zone/drainage)	Site located just outside flood zone 3 boundary to the south of the site.
Could the site be used for travelling showpeople?	Unlikely due to to size and shape of site.
Suitability (assessment conclusion) – is the site suitable in	Given the absence of a strong frontage screening belt and the generally open nature of the site, use of the

planning terms as a Gypsy and Traveller Site?	land as a caravan site will be visible in the street scene and harmful to the character and setting of the LB's opposite while being detrimental to visual amenity and rural character of the area.
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3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	No constraint known in these respects but does not appear to be any obvious physical impediment to its use for this purpose.
Availability conclusion	Looks to be available for immediate use

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Looks to be available for immediate use
Achievability conclusion	Looks to be available for immediate use

5. CONCLUSIONS

Given the absence of a strong frontage screening belt and the generally open nature of the site, use of the land as a caravan site will be visible in the street scene and harmful to the character and setting of the LB's opposite while being detrimental to visual amenity and rural character of the area.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	GT3-27
Site name/address	Lindfield Farm, Willow Lane
Landowner	M Smith (April 2012)
Agent	N/A
Greenfield/PDL	Unauthorised PDL
Site area (ha)	4.0ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Irregular shaped site approximately 3km to the south of Laddingford, and 1.5km east of Paddock Wood on the west side of Willow Lane. Existing G&T site recently dismissed at appeal over the east part of the site with access at north end and paddocks to the rear. There is a mix of native hedging along the roadside boundary (east) up to 2m in height. The nearest residential properties are located approximately 100m to the north and 120m to the south. The site is bordered on all three sides by fields and again by fields on the opposite side of Willow Lane. The mainline railway bounds the southern boundary of the site.
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	Agricultural land.
Planning and other designations (AONB, greenbelt etc)	12/0791 – Change of use of land for a mixed use of gypsy residential accommodation – REFUSED
Planning history	12/0791 – Change of use of land for a mixed use of gypsy residential accommodation – REFUSED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Development on eastern side of site has been recently judged at appeal to be unacceptable (March 2012). Therefore landscape impact is unacceptable.</p> <p>The site is located within the Beltring Grasslands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Flat, low lying landform • Narrow ditches and ponds • Grassland and pasture • Tree belts with much willow • Orchards • Clusters of farmsteads along narrow, ditch lined roads • Frequent oast houses <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Some issues relating to GCN and bats raised at appeal but no objections subject to conditions.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	No issues raised at appeal.
PROW (within or near site)	None
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No easy access to public transport etc. but no issues raised at appeal.
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding Village is approximately 4km away where there is access to local shops
Impact on residential amenity, including access to open space	No issues raised at appeal.
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 0.2k away which will be connected to water, gas and electric.
Air quality/noise	No issues raised at appeal.
Land contamination	No issues raised at appeal.
Flood Risk (zone/drainage)	Most of site in Zone 2 with western edge in Zone 3. Environment Agency were satisfied that development in Zone 2 could be acceptable subject to conditions.
Could the site be used for travelling showpeople?	No, due to visual impact
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Not suitable as site recently dismissed at appeal with enforcement notice upheld.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	N/A due to above
Availability conclusion	N/A due to above

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to above
When could the site be delivered?	N/A due to above
Achievability conclusion	N/A due to above

5. CONCLUSIONS
<p>REJECT due landscape harm identified in recent appeal decision.</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-28
Site name/address	The Paddock, Detling Hill, Thurnham
Landowner	Unknown
Agent	N/A
Greenfield/PDL	PDL
Site area (ha)	1.2
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Triangular site immediately south of A249 and 920m northeast of Detling village with 4 mobile homes. Sits on top of North Downs and slopes to the south. Dwellings to the northeast and southwest sides. Small woodland area along the south east boundary. Further east is the White Horse Wood Country Park. Public footpath KH114 runs just inside the west boundary of the site and around 100m south is the ridge of the North Downs where the land drops very steeply.
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	Dwellings to the northeast and southwest sides and White Horse Wood Country Park to the east.
Planning and other designations (AONB, greenbelt etc)	Site is located within the Kent Downs AONB.
Planning history	06/0527 - Change of use of land to the laying out of site as a permanent quarters for travelling show people, stationing of residential and touring caravan - WITHDRAWN 05/2009 - Change of use of land to the laying out of site as a permanent quarters for travelling show people, stationing of residential and touring caravan - REFUSED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site sits at the tops of the North Downs and there are clear views from the public footpath through the site, and glimpses from the A249. The site is not insignificant in size and is intrusive in the AONB. The site is located within the Friningham Downs area of the Landscape Character Assessment 2012. Key characteristics of this area include: <ul style="list-style-type: none"> • Landscape forms part of Kent Downs AONB • Level to very slightly sloping plateau of the North Downs • Very large arable fields and a few smaller fields with pasture • A few small woodland blocks and narrow belts of trees • Hedgerows with plenty of hazel • Scattered farmsteads

	<ul style="list-style-type: none"> Narrow lanes lined with hedges Open Access Land within the Hucking Estate <p>The condition assessment is <i>Poor</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Restore and Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No designations nearby and PDL so not a significant impact.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO No 7 & 17 of 1976
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	No area of significance showing on GIS.
PROW (within or near site)	KH636 Runs from Castle Hill to Detling Hill
Access (Highways) <ul style="list-style-type: none"> Site access Impact on wider highway network Access to main highway network Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> The site is not considered suitable for a Gypsy and Traveller site. Its left-in/left-out access on to the fast-flowing A249 Detling Hill, which has a relatively poor crash record, is sub-standard, and a footway link to the nearby bus stops is not provided. There are few services within a reasonable and safe walking or cycling distance of the site, although the nearby bus stop on Detling Hill (southbound) is served by Bus Routes 333/334, which provide a combined half-hourly service to Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Detling village is approximately 1.3km from the site, where there is a local school and shop.
Impact on residential amenity, including access to open space	Near to existing houses, however, sufficient distance so no significant harm to existing amenity. Country Park adjacent.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are several residential dwellings within close proximity of the site which will be connected to water, gas and electric
Air quality/noise	Adjacent to A249 so likely to be significant noise and air quality issues.
Land contamination	Unknown.
Flood Risk (zone/drainage)	Zone 1
Could the site be used for travelling showpeople?	Potentially
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to the visual harm in the AONB, noise and air quality issues, and highway objection, conclude that the site is not suitable.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Understand site is currently occupied as a G&T site but would need further discussions with landowners.
Availability conclusion	Currently occupied as a G&T site but would need further discussions with landowners.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Noise and air quality.
When could the site be delivered?	Would need further discussions with landowners.
Achievability conclusion	Further investigation into noise and air quality, which could cause delays.

5. CONCLUSIONS
<p>Estimate 8 pitches (on non-TPO'd part of site)</p> <p>Due to landscape harm in AONB and highway objection, the site is not considered suitable.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-31
Site name/address	Rear of Brickyard Cottages, Redwall Lane, Hunton
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL
Site area (ha)	0.28ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the north (rear) of Brickyard Cottages. Beside the site access to the east of Brickyard Cottages is a pond in front of which is a tree screen. The adjoining land to the north, west and east of the site is open agricultural land.
Current use	Existing caravan site
Adjacent uses	The southern site boundary abuts the rear service area of Brickyard Cottages. The western site boundary abuts an open area enclosed by a tree lined public footpath. The northern site boundary is defined by a good strong tree belt enabling glimpse views into the site at a lower level. These views are not significant.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	None
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site occupies an enclosed position to the rear of Brickyard Cottages with substantial tree screening along the road frontage to the east. When viewed from the road the site has little visual impact. There is a glimpse view of a caravan in the south east site corner when viewed from this direction. However this caravan appears to fall outside the area currently under consideration.</p> <p>There are dense established planting belts preventing long range views from a west, north, and easterly direction. Glimpse views are available into the site from the north between the some trees. Given that the site is at low level and this is not a direction from where the site would normally be viewed no visual harm is identified.</p> <p>The site is located within the Yalding Farmlands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs and water bodies along the foot of the Greensand Ridge

	<ul style="list-style-type: none"> • Drains running southwards towards the River Beult • Enclosed pasture • Frequent orchards • Parkland landscape surrounding Hunton Court • Historic settlement of Yalding <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Possible impacts on trees belts abutting the site and pond to the south.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None
Agricultural land quality	Unknown
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	Unknown
PROW (within or near site)	PROW to west of site and almost touching north west corner of site.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> • The site is considered suitable for a small-scale Gypsy and Traveller site. Although the local road network has a good crash record, the site is remote from the strategic road network and from village and public transport services. There are also no footways present on Redwall Lane.
Access to services – distances from bus stop/rail station/shop/GP/school	Unknown
Impact on residential amenity, including access to open space	<p>First floor windows in properties in Brickyard Cottages may be able to overlook the site.</p> <p>Abutting the site to the east is a building with the number 3 on it. There is no planning history for this property. Aerial photographs of the site from Bing maps appear to indicate some form of commercial/agricultural use which may be connected to the use of the this site.</p>
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within the locality which will be connected to water, gas and electric.
Air quality/noise	No obvious issues in these respects
Land contamination	No obvious issue in this respect
Flood Risk (zone/drainage)	No
Could the site be used for travelling showpeople?	Too small and access too difficult therefore considered unlikely be used by this group
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Site very well hidden from the road. In addition there are no long range views to site given that it set at a slightly lower level than surrounding land with substantial tree screening around the perimeter. On this basis alone it could be a suitable candidate.

	However there is the visual impact on residents close to and backing onto the site in Brickyards Cottages. Given the need to safeguard and maintain residential amenity it is considered that the site is too close to these houses to be acceptable in its impact.
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3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Yes
Availability conclusion	Available for use

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Available for use
Achievability conclusion	Available for use

5. CONCLUSIONS	
<p>Site well hidden from Redwall Lane the road. In addition there are no long range views to site given that it set at a slightly lower level than surrounding land with substantial tree screening around the perimeter. On this basis alone it could be a suitable candidate.</p> <p>However there is the visual impact on residents close to and backing onto the site in Brickyard Cottages. Given the need to safeguard and maintain residential amenity it is considered that the site is too close to these houses to be acceptable in its impact.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>	

1. SITE INFORMATION	
Reference number	GT3-33
Site name/address	The Three Sons, Hampstead Lane, Nettlestead
Landowner	'Harris' in 2007
Agent	N/A
Greenfield/PDL	Unauthorised PDL
Site area (ha)	1.4ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site has existing yard set back around 60m from road with access in the centre. To the rear is open land. The site is level and the boundary with Hampstead Lane is relatively open. There is pasture land to the west and a G&T site to the east. Around 1.5km west of Yalding.
Current use	Gypsy and Traveller site (with unauthorised permission)
Adjacent uses	Pasture land to west and G&T site to the east.
Planning and other designations (AONB, greenbelt etc)	Greenbelt
Planning history	07/0515 – Stationing of 2 residential caravans – REFUSED 02/0326 – Change of use for stationing of 1 mobile home - REFUSED 03/1940 – Stationing of 3 additional mobile homes – REFUSED 10/0696 – Extension to existing caravan site to allow the stationing of 4 static mobile homes and storage of 4 touring caravans – REFUSED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is exposed to Hampstead Lane and is very intrusive. It erodes the openness of the Greenbelt and causes significant harm to the area. The SHLAA plan includes significant land to the rear which would also be intrusive and erode openness.</p> <p>The site is located within the Nettlestead Green Farmlands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Reasonably flat and low lying landscape • Native hedgerows of beech and hawthorn • Fruit orchards • Caravan park • Extensive former chemical works • Small field pattern comprising private plots <p>The condition assessment is <i>Poor</i> and the sensitivity</p>

	assessment <i>Low</i> . The Guidelines for this area are to Improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No designated sites adjacent to the site so low impact.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site but the site is located on the Green Belt
Archaeology (SAM etc.)	Nothing significant showing on safeguarding.
PROW (within or near site)	KM186 – Hempstead Lane
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	The site lies within a 40mph speed limit in an area where there are other private accesses. The proposal would not be likely to lead to a significant amount of additional traffic and I therefore have no objections to the proposal in respect of highway matters.”
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding station is approximately 400 m from the site, Nettlestead parish hall is approx 2.6km away.
Impact on residential amenity, including access to open space	No significant issues and access to countryside.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No significant issues.
Land contamination	Unknown.
Flood Risk (zone/drainage)	Flood Zone 2
Could the site be used for travelling showpeople?	No, too small.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to the landscape harm and erosion of openness in the Greenbelt, site is not considered suitable.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	N/A due to above
Availability conclusion	N/A due to above

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to above
When could the site be delivered?	N/A due to above
Achievability conclusion	N/A due to above

5. CONCLUSIONS
<p>Due to landscape harm and erosion of openness in the Greenbelt, site is not considered suitable.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-34
Site name/address	Eight Acres, Tilden Lane, Marden
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL (caravan site)
Site area (ha)	3.34ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The general area involves flat agricultural land with sporadic patches of development. This is a large area of open grassland with (what appears to be) a small number of caravans in the southern portion. Patches of sporadic development to the north and west. Generally poor field boundaries with views in from Tilden Lane and public footpaths to north and south.
Current use	Gypsy & Traveller site (Unauthorised).
Adjacent uses	Surrounded by agricultural land.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	88/2271 – 4 Residential caravans - WITHDRAWN
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Significant views into this site from the road and public footpaths. Large site area clearly does not help in this regard. Poor site boundaries provide only limited screening. Reasonably well screened in the approaches from the south.</p> <p>The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p>

	The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Numerous ponds and ditches in the area. Potential significant negative impacts on ecology.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	No issues
PROW (within or near site)	KM236 connects Tilden Lane and Hunton Road
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Poorly related to basic services and public transport. Narrow country lane with no footways.
Access to services – distances from bus stop/rail station/shop/GP/school	Marden Village is approximately 2.2km away which has a railway station, shop, schools and local bus.
Impact on residential amenity, including access to open space	No significant impact
Availability of utilities infrastructure – e.g. water/gas/electric)	The site is quite rural with only a few residential dwellings nearby, these will be connected to gas, water and electric.
Air quality/noise	No issues
Land contamination	Unlikely
Flood Risk (zone/drainage)	Yes: Flood Zones 2 and 3
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Major negative impact on the character of the countryside. A large site that is poorly screened. An unsustainable location. Significant flooding issues.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Unknown
Availability conclusion	Unknown

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Unknown
Achievability conclusion	Unknown

5. CONCLUSIONS
<p>Overall conclusions: Major negative impact on the character of the countryside. A large site that is poorly screened. An unsustainable location. Significant flooding issues.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-36
Site name/address	Huntsman Stables, Maidstone Road, Staplehurst
Landowner	Unknown
Agent	N/A
Greenfield/PDL	Unauthorised PDL
Site area (ha)	0.2ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>The site has an extensive planning and enforcement history with prosecution proceedings in 2008 and a recently dismissed appeal in 2011.</p> <p>The site is around 1.2km north of Staplehurst village on the east side of Maidstone Road (A229) opposite its junction with Clapper Lane. The land is at a lower level than the adjoining highway with a sparse hedge along the frontage. There is an existing vehicular access. The site is partially enclosed with 2m high close boarded fence and brick walls at the entrance. The entire front section is hardsurfaced. The land around the site is open and flat with long range views obtained when travelling along Maidstone Road, as well as direct views of the site from the access point. The land to the north is laid to grass and to the east is open farmland. There are scattered houses on the west side of Maidstone Road.</p>
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	Agricultural land.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>12/0471 – Change of use for the keeping of horses and the stationing of a mobile homes to provide residential accommodation – REFUSED</p> <p>10/0803 – Seasonal use of land for siting of two touring caravans for gypsy accommodation – REFUSED</p> <p>08/2001 – Change of use of land to residential for the long stay of four caravans for one extended gypsy family - REFUSED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Site dismissed in February 2011 due to landscape impact. PPTS and NPPF have not relaxed landscape considerations so still unacceptable.</p> <p>The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p>

	<ul style="list-style-type: none"> • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No significant issues raised previously.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	No significant issues raised previously.
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Visibility splays are sub-standard and the traffic movements generated by the use of the site could lead to conditions prejudicial to highway safety.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is approximately 1.3km from the local shops, schools and train station.
Impact on residential amenity, including access to open space	No significant issues raised previously.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to gas, water and electric.
Air quality/noise	No significant issues raised previously.
Land contamination	No significant issues raised previously.
Flood Risk (zone/drainage)	Site in Zone 3 and grounds for dismissal at recent appeal.
Could the site be used for travelling showpeople?	No, due to harm.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and	Not suitable as site recently dismissed at appeal on three grounds.

Traveller Site?	
3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	N/A due to above
Availability conclusion	N/A due to above
4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to above
When could the site be delivered?	N/A due to above
Achievability conclusion	N/A due to above
5. CONCLUSIONS	
<p>Reject due landscape harm, highway safety and flood risk identified in 2011 appeal decision.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>	

1. SITE INFORMATION	
Reference number	GT3-37
Site name/address	Cherry Tree Farm, Westwood Road, Stockbury
Landowner	Mrs P Matthews (2008)
Agent	N/A
Greenfield/PDL	Part PDL/part greenfield
Site area (ha)	0.5ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Triangular site which widens to the north and is bounded by Plum Tree Lane to the west and West Wood Road to the east and 1km west of Stockbury village. Currently 1 mobile home and touring caravan on site and various outbuildings confined to the first 80m. The SHLAA plan includes an open field extending a further 80m to the north. The site rises slightly to the northeast and surrounding land rises steeply to the east as the site sits in a valley. Access at the south end. Good hedges along east and west boundaries but rear boundary of developed part is open to field.
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	Large G&T site 'Plum Tree Bottom' immediately west, otherwise, pasture land.
Planning and other designations (AONB, greenbelt etc)	Site is located within the Kent Downs AONB.
Planning history	Enforcement Notices served in November 2005 against existing use as G&T site and operational development. 08/2221 - Change of use to residential for the stationing of one mobile home and two touring caravans. - PENDING 05/0470 - Change of use to residential and the stationing of 1 mobile homes and 1 touring caravan - REFUSED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The development part of the site is relatively well screened by established roadside hedging although there are glimpses and views through the access. Landscaping could be provided on the rear boundary of the developed site to further reduce impact. Development in the field to the north would have a significant impact and would be clearly visible. The site is located within the Bredhurst Dry Valleys area of the Landscape Character Assessment 2012. Key characteristics of this area include: <ul style="list-style-type: none"> • Landscape forms part of Kent Downs AONB • Gently undulating landform of the dry valley

	<p>landscape</p> <ul style="list-style-type: none"> • Large woodland blocks • Flint rubble above ground • Chalk grassland pasture • Yelsted village, scattered farmsteads and recent settlements, featuring a mixture of historic and recent buildings • Distinctive historic yellow brick walls and traditional buildings featuring yellow and red brick, flint and exposed timber framing • Narrow lanes lined by very tall unkempt and gappy hedges <p>The condition assessment is <i>Poor</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Restore and Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No designations nearby and PDL so not a significant impact.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Not showing as area of significance.
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>Comments on application MA/08/2221 in 2009:</p> <p><i>"The visibility when exiting this site is not satisfactory especially to the south. However because of the layout of the surrounding lanes, in reality vehicles are unlikely to turn from Plum Tree Road into West Wood Road and this lack of visibility is not considered to be a safety issue. Additionally, these lanes are very narrow and lightly trafficked. Given the temporary and retrospective nature of this application, I would not object to the proposal in respect of highway matters."</i></p> <p>No access to public transport etc.</p>
Access to services – distances from bus stop/rail station/shop/GP/school	Stockbury village is approximately 1.6km away where there are a few local shops.
Impact on residential amenity, including access to open space	Near to existing G&T sites but sufficient distance so no harm to existing amenity. Access to countryside.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are several residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No significant issues.
Land contamination	Unlikely as residential use.
Flood Risk (zone/drainage)	Zone 1
Could the site be used for travelling showpeople?	No, too small.
Suitability (assessment conclusion) – is the site suitable in	Visual impact is relatively low due to presence of established hedges that would remain. Large G&T site

planning terms as a Gypsy and Traveller Site?	<p>adjacent so no significant change in terms of cumulative impact. Poorly located in terms of services, however, on balance consider the site is suitable.</p> <p>Permission refused in 2005 and Enforcement Notices in force, however, these were not tested at appeal, were pre Circular 01/06 and PPTS 2012, and due to the level of need it is considered that on balance the site could be suitable.</p>
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3. AVAILABILITY

<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Currently occupied as a G&T site and planning application pending.
Availability conclusion	Currently occupied as a G&T site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
When could the site be delivered?	immediately
Achievability conclusion	Development is considered achievable.

5. CONCLUSIONS

<p>Estimate 2 pitches</p> <p>Whilst fairly poorly located in terms of services, relatively low landscape impact and on balance the site is considered suitable.</p> <p>ACCEPT</p> <p>Approximate Yield: 2 pitches</p>
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1. SITE INFORMATION	
Reference number	GT3-38
Site name/address	Squirrel Wood, Rumstead Lane, Stockbury
Landowner	Unknown
Agent	N/A
Greenfield/PDL	Part PDL/part greenfield
Site area (ha)	0.63
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Developed part of site is rectangular in shape and to the south of former restaurant on the south side of the A249 around 1.5km southwest of Stockbury village. Currently there is a mobile home and some outbuildings. The SHLAA site includes a large area of woodland to the east of the existing site. The site sits above the level of the A249 on the start of a steep wooded slope which rises to the south. The A249 sits in a valley and land rises to the north and south. Access is via the former restaurant access.
Current use	Gypsy and Traveller site (Unauthorised).
Adjacent uses	Restaurant and two houses 90m northeast.
Planning and other designations (AONB, greenbelt etc)	Site is located within the Kent Downs AONB.
Planning history	07/2476 – Change of use of woodland for the siting of one mobile home for gypsy family/ Enforcement Notices served in November 2005 against existing use as G&T site and operational development.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site intrudes into the wooded slope beyond existing development which fronts the A249. This is noticeable from the A249 and public footpath KH76, which runs along the east side of the site. The site is poorly screened to the north and to the path.</p> <p>The site is located within the Hucking Dry Valleys area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Landscape forms part of Kent Downs AONB • Gently undulating landform of the a dry valley landscape • Large woodland tracts and blocks, much of which is ancient • Parkland trees • Chalk grassland pasture • Post and wire fencing which often follows ridges • Narrow, winding and often deeply set lanes that are often lined with hedgerows or enclosed by taller vegetation • Paddocks and remnant orchards close to Pett Farm

	<ul style="list-style-type: none"> Hucking village and scattered farmsteads with mostly very distinctive traditional buildings built with materials such as red brick, flint and Kent peg tiles <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site falls within an SNCI and is bounded by Ancient Woodland so potential for significant impact.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Not showing as area of significance.
PROW (within or near site)	KH76 – Connects Rumstead Lane to Rumstead Road
Access (Highways) <ul style="list-style-type: none"> Site access Impact on wider highway network Access to main highway network Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> The site is considered suitable for a small-scale Gypsy and Traveller site. The stretch of the A249 from which the site is accessed, via a left-in/left-out junction, has a relatively good crash record. There are few services within a reasonable and safe walking or cycling distance of the site, although the nearby bus stop on the southbound A249 is served by Bus Routes 333/334, which provide a combined half-hourly service to Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Stockbury village is approximately 4.8km away where there are a few local shops.
Impact on residential amenity, including access to open space	No nearby dwellings so no harm to existing amenity. Access to countryside.
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 200m away which will be connected to gas, water and electric.
Air quality/noise	Adjacent to A249 so likely to be significant noise and air quality issues.
Land contamination	Unlikely as appears a residential site.
Flood Risk (zone/drainage)	Zone 1
Could the site be used for travelling showpeople?	No, too small.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to the visual harm in the AONB, noise, air quality and ecology issues, conclude that the site is not suitable.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Currently occupied with a caravan but would need further discussions with landowners.
Availability conclusion	Currently occupied with a caravan but would need further discussions with landowners.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Noise and air quality.
When could the site be delivered?	Would need further discussions with landowners.
Achievability conclusion	Further investigation into noise and air quality, which could cause delays.

5. CONCLUSIONS
<p>Estimate 2 pitches</p> <p>Due to landscape harm in AONB, noise, air quality and ecology issues, the site is not considered suitable.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-39
Site name/address	Flips Hole, South Street Road, Stockbury
Landowner	N/K
Agent	N/A
Greenfield/PDL	Part PDL/part greenfield
Site area (ha)	0.6ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Triangular in shape and to the south of South Street Road at its junction with Westwood Road around 1.5km west of Stockbury village. Site has good landscape screening along boundaries with road. The site sits in a valley and rises to the south. There appear to be two access points in the centre and at the east end of the site.
Current use	Gypsy and Traveller site (unauthorised).
Adjacent uses	Dwelling to the east and G&T site to the south.
Planning and other designations (AONB, greenbelt etc)	Site is located with the Kent Downs AONB.
Planning history	81/1666 – Stationing of two residential caravans – REFUSED 80/0386 – Stationing of two residential caravans – REFUSED
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site benefits from good established roadside screening and is between existing development. The landscape impact is therefore relatively low.</p> <p>The site is located within the Bredhurst and Stockbury Downs area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB • Level to gently sloping landform of the North Downs upper plateau • Mixture of arable fields, paddocks, remnant orchards and small to medium blocks of woodland • Mixture of historic and recent buildings within the villages and farmsteads • Traditional materials include yellow stock and red brick, Kent peg ties, flint and weatherboarding • Predominantly very narrow lanes, in addition to the engineered roads within Bredhurst and the M2 motorway

	The condition assessment is <i>Poor</i> and the sensitivity assessment <i>Moderate</i> . The Guidelines for this area are to Restore and Improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No designations nearby and PDL so not a significant impact.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Not showing as area of significance.
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No objections
Access to services – distances from bus stop/rail station/shop/GP/school	Stockbury village is approximately 1.6km away where there are a few local shops.
Impact on residential amenity, including access to open space	Residences either side but sufficient spacing so as not to be major issues.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are several residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No significant noise and air quality issues.
Land contamination	Residential use so unlikely.
Flood Risk (zone/drainage)	Zone 1
Could the site be used for travelling showpeople?	No, too small.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	The landscape impact would be relatively low and refusals of planning permissions are from over 30 years ago. Therefore, on balance the site could be suitable.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Current Gypsy & Traveller site
Availability conclusion	Site owner verbally confirmed site would only be available in the longer term.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
When could the site be delivered?	Site owner verbally confirmed site would only be available in the longer term.
Achievability conclusion	Achievable.

5. CONCLUSIONS
<p>Relatively low landscape impact and on balance the site is considered suitable but for no more than 5 pitches due to fairly poor location in terms of services.</p> <p>ACCEPT</p> <p>Approximate Yield: 5 pitches</p>

1. SITE INFORMATION	
Reference number	GT3-40
Site name/address	The Ash, Yelstead Road, Stockbury
Landowner	Unknown
Agent	N/A
Greenfield/PDL	Part PDL/part greenfield
Site area (ha)	1.6 ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Developed part of site is roughly rectangular on the east side of Yelsted Road around 1.3km west of Stockbury village. SHLAA site includes a further 1ha of undeveloped land to the north. the suit sits in a valley with land rises to the west and east and the site slopes upwards to the east. Site has good landscape screening along the south boundary and with the road. Access is near the south boundary.
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	One dwelling and G&T sites at the Plum Tree Bottom site to the east.
Planning and other designations (AONB, greenbelt etc)	Site is located with the Kent Downs AONB.
Planning history	No relevant history.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The developed site benefits from good established roadside screening and screening along the south boundary such that it is not intrusive. The landscape impact is therefore relatively low.</p> <p>Use of the undeveloped site would have a significant impact as it is more exposed and would not be acceptable.</p> <p>The site is located within the Bredhurst Dry Valleys area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Landscape forms part of Kent Downs AONB • Gently undulating landform of the dry valley landscape • Large woodland blocks • Flint rubble above ground • Chalk grassland pasture • Yelsted village, scattered farmsteads and recent settlements, featuring a mixture • of historic and recent buildings • Distinctive historic yellow brick walls and traditional buildings featuring yellow and red brick, flint and exposed timber framing • Narrow lanes lined by very tall unkempt and

	<p>gappy hedges</p> <p>The condition assessment is <i>Poor</i> and the sensitivity assessment <i>Moderate</i>.</p> <p>The Guidelines for this area are to Restore and Improve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No designations nearby and part PDL so not a significant impact.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Not showing as area of significance.
PROW (within or near site)	N/A
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<p>KCC raise no objections.</p> <p>No access to public transport etc.</p>
Access to services – distances from bus stop/rail station/shop/GP/school	Stockbury village is approximately 1.6km away where there are a few local shops.
Impact on residential amenity, including access to open space	Residences to the east but sufficient spacing so as not to be major issues.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are several residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No significant noise and air quality issues.
Land contamination	Appeared as a residential site so unlikely.
Flood Risk (zone/drainage)	Zone 1
Could the site be used for travelling showpeople?	No, too small.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Upheld enforcement notice relating to a building from 1994 and refused permissions for buildings in 1990's. The landscape impact would be relatively low and whilst fairly poorly located in terms of services, on balance the site could be suitable.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	Current Gypsy and Traveller site.
Availability conclusion	Existing site – available.

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

5. CONCLUSIONS	
<p>Relatively low landscape impact and on balance the site is considered suitable but for no more than 5 pitches due to fairly poor location in terms of services.</p> <p>ACCEPT</p> <p>Approximate Yield: 5 pitches</p>	

1. SITE INFORMATION	
Reference number	GT3-41
Site name/address	Fairhaven, Queen Street, Yalding
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL
Site area (ha)	0.2ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>Site roughly rectangular in shape having a frontage onto Queen Street of just under 35 metres. There is a dense hedgerow fronting this part of Queen Street and running across the site frontage. The site access onto Queen Street creates a break in the hedgerow fronting the site.</p> <p>Apart from views into the site through the access onto Queen Street the site is otherwise well screened from the road.</p> <p>The surrounding area comprises mainly level and open arable land.</p> <p>There is a public footpath just over 100 metres to the west of the site. This has been blocked off and access is not currently available. This looks to have been the case for some time.</p>
Current use	Gypsy and Traveller site (with unauthorised permission).
Adjacent uses	Sporadic residential development fronting Queen Street to the west of the site and further isolated houses fronting Queen Street to the east. To the north of this site and separated from it by open land are other caravan parks.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	<p>09/1739 – Change of use of land to use as a residential caravan site for one gypsy family with two caravans – WITHDRAWN</p> <p>95/0064 – Stationing of one touring caravan to be used all year round and the stationing of another caravan from 1st September to 30th June – REFUSED</p> <p>91/1295 – Stationing of residential mobile homes - REFUSED</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long	The site has good roadside screening along Queen Street. Its impact on the roadside street scene is therefore relatively low apart from glimpse views into the site through the access.

distance views); cumulative landscape impact; existing screening	<p>It was not possible to view the site from the public footpath but it would appear that the only long range views available to it are from the caravan parks to the north.</p> <p>The site is located within the Beltring Grasslands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Flat, low lying landform • Narrow ditches and ponds • Grassland and pasture • Tree belts with much willow • Orchards • Clusters of farmsteads along narrow, ditch lined roads • Frequent oast houses <p>The condition assessment is Very Good and the sensitivity assessment High.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The hedgerow fronting the site probably makes some wildlife contribution but the open arable areas abutting the site are probably species poor.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	Unknown
PROW (within or near site)	N/A
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	<ul style="list-style-type: none"> • The site is considered suitable for a small-scale Gypsy and Traveller site. Although the local road network has a good crash record, the site is remote from the strategic road network and from village and public transport services. There are also no footways present on Queen Street.
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding Village is approximately 3km away where there is access to local shops
Impact on residential amenity, including access to open space	The residential properties to the east and west are well separated from the site such that loss of outlook and any direct harm to visual amenity is unlikely.
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 0.6km away which will be connected to water, gas and electric.
Air quality/noise	No obvious issues in these respects
Land contamination	No obvious source identified
Flood Risk (zone/drainage)	A small part of the site frontage and a strip along the western boundary fall within zone 3 while the remainder of the site falls within zone 2.
Could the site be used for	Unlikely

travelling showpeople?	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>A longstanding site that at the outset caused harm. However the existence of the frontage hedge screening the site from Queen Street now substantially mitigates any visual harm in the Summer months.</p> <p>The landscape impact and harm to the street scene is now low. The site is remote from services but its retention could be suitable notwithstanding the planning history.</p>

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Already available
Availability conclusion	Already available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Already available
Achievability conclusion	Already available

5. CONCLUSIONS

<p>Poorly located in terms of services but is now considered to have a low landscape impact. Nevertheless given its location in an area at risk from flooding it is not considered to be a site that should be pursued.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>
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1. SITE INFORMATION	
Reference number	GT3-42
Site name/address	Hertsfield Farm, Staplehurst Road, Marden
Landowner	Unknown
Agent	N/A
Greenfield/PDL	Part unauthorised PDL/part greenfield
Site area (ha)	1.9ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Large flat open field with existing mobile building used as a residence and agricultural building in the northeast corner. Field is around 80m north of A229. Access gate in south corner onto lane which connects with A229. Houses to the east within 25m. Around 3.3km south of urban area at Linton Crossroads.
Current use	Gypsy and Traveller site (with unauthorised permission)
Adjacent uses	Houses and gardens to the east, lane to the south, open pasture land to the west, access track to neighbouring land to the north.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	10/1039 – Stationing of two caravans for residential occupation – WITHDRAWN
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Whilst set back from A229 surrounding land is flat and development would have noticeable impact, particular in winter. The site is not well screened from Hertsfield Lane.</p> <p>The site is located within the Beult Valley area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying broad shallow valley of the meandering River Beult and Hammer Stream within the Low Weald • Many ponds and watercourses with important ecological interest • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Mixed agriculture with large fields supporting arable cultivation and small riverside fields with pasture • Sparsely scattered small woodlands • Historic north-south crossing points with ragstone bridges over the River Beult <p>The condition assessment is <i>Moderate</i> and the</p>

	sensitivity assessment <i>High</i> . The Guidelines for this area are to Conserve and Restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	River Beult SSSI 380m to the north but would not suggest and significant impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	None showing.
PROW (within or near site)	None
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No objections raised by KCC for one residence at the site (MA/12/2101). No views on larger scale development provided.
Access to services – distances from bus stop/rail station/shop/GP/school	Marden station is approximately 4.3km away from the site, which has access to the local bus, station and local schools.
Impact on residential amenity, including access to open space	Site large enough to prevent harmful impact.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	Some noise likely from A229 but would not anticipate as significant constraint.
Land contamination	Unknown.
Flood Risk (zone/drainage)	Majority of site in Zone 3 where caravans for residential uses are not permitted.
Could the site be used for travelling showpeople?	Site is large enough.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to landscape impact and location in Zone 3 the site is not suitable.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	N/A due to above
Availability conclusion	N/A due to above

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to above
When could the site be delivered?	N/A due to above
Achievability conclusion	N/A due to above

5. CONCLUSIONS
<p>Due to landscape impact and flood risk the site is not considered suitable.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-43
Site name/address	Plot 5 Land At Lughorse Lane
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL
Site area (ha)	0.3ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies to the south of Lughorse Lane and is set just under 45 metres back from the road. The site occupies an open and exposed position in the landscape with views available to it when travelling along Lughorse Lane and public footpaths to the west. Immediately to the rear of the site is a substantial tree belt which appears to be screening an existing caravan site.
Current use	Gypsy and Traveller site (with unauthorised permission)
Adjacent uses	Site lies within an open agricultural landscape within an existing caravan site immediately abutting to the south.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>97/1125 – Change of use of land to station a residential mobile home – REFUSED</p> <p>10/1542 – Change of use of land to provide two plots to include stationing of 2 mobile homes and two touring caravans. - REFUSED</p> <p>10/1336 – Variation of enforcement appeal to allow the use of the site for the siting of a mobile home and touring caravan – GRANTED</p> <p>11/1900 – Variation of condition 4 of MA/10/1336 – No more than 2 caravans – GRANTED</p> <p>12/1503 – Change of use of land to provide two plots to include stationing of 2 mobile homes and two touring caravans. - WITHDRAWN</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Site in a prominent position with long range views available to it. Use of land as a caravan site in such an exposed location will therefore have an unacceptable impact on the rural character of the area. It will also harm views of the area from public vantage points in Lughorse Lane and nearby public footpaths to the west of the site.</p> <p>The site is located within the Yalding Farmlands area of</p>

	<p>the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs and water bodies along the foot of the Greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Frequent orchards • Parkland landscape surrounding Hunton Court • Historic settlement of Yalding <p>The condition assessment is Very Good and the sensitivity assessment High.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Adjoining an area of screening woodland to the south but otherwise site is surrounded by species poor arable land.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	
PROW (within or near site)	KM163 – Connects Lughorse Lane to West Street.
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Not well related to basic services but there are bus services around nearby Hunton ie on Hunton Hill, East Street and West Street. Services available in nearby Hunton, Coxheath and Yalding.
Access to services – distances from bus stop/rail station/shop/GP/school	Coxheath Village centre is approximately 2.6km away
Impact on residential amenity, including access to open space	No nearby dwelling overlooking or abutting the site.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within the locality which will be connected to water, gas and electric.
Air quality/noise	No obvious issues in these respects
Land contamination	No obvious issue in this respect
Flood Risk (zone/drainage)	No flood risk identified
Could the site be used for travelling showpeople?	Too small and access too difficult therefore considered unlikely be used by this group
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Site in a prominent position with long range views available to it. Use of land as a caravan site in such an exposed location will therefore have an unacceptable impact on the rural character of the area while adversely affecting views of the area from public vantage points in Lughorse Lane and nearby public footpaths to the west of the site.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Not known but does not appear to be any physical impediments to the use being carried out.
Availability conclusion	Available for use

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Available for use
Achievability conclusion	Available for use

5. CONCLUSIONS	
<p>Site in a prominent position with long range views available to it. Use of land as a caravan site in such an exposed location will therefore have an unacceptable impact on the rural character of the area while adversely affecting views of the area from public vantage points in Lughorse Lane and nearby public footpaths to the west of the site.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>	

1. SITE INFORMATION	
Reference number	GT3-44
Site name/address	1 Oak Lodge, Tilden Lane, Marden
Landowner	n/k
Agent	n/a
Greenfield/PDL	PDL (long established caravan site)
Site area (ha)	0.1 ha
Proposed no. of pitches	n/a
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The general area involves flat agricultural land with sporadic patches of development. This is a small narrow caravan site with one or two caravans on it. Front of site dominated by access/ hardstandings. In visual terms the site appears very much as part of an established group of caravans.
Current use	Gypsy and Traveller site (Unauthorised)
Adjacent uses	Caravan sites on either side. Agricultural land to south. Large pond to the west.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	Nil
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>The site is heavily developed and quite clearly visible from the road. However the site is a fairly small part of a much larger group of caravans and, assuming the surroundings would not change, the impact is (in itself) minimal.</p> <p>The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p>

	The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Large pond nearby. However the site is already heavily developed and any ecological damage is likely to have already been done.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland
Agricultural land quality	Site is grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	No issues
PROW (within or near site)	None
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Poorly related to basic services and public transport. Narrow country lane with no footways. However not too remote from the services, etc. in Marden village.
Access to services – distances from bus stop/rail station/shop/GP/school	Marden Village is approximately 1.5km away which has a railway station, shop, schools and local bus.
Impact on residential amenity, including access to open space	No significant impact
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a couple of residential dwellings nearby, these will be connected to gas, water and electric.
Air quality/noise	No issues
Land contamination	Unlikely
Flood Risk (zone/drainage)	Yes: Flood Zone 2
Could the site be used for travelling showpeople?	No
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	It seems that this site has been established (along with its neighbours) for a long period yet there appears to be no planning application history. It is assumed that the use has been tolerated for a considerable period and there is considered to be little harm in granting permission for 1/2 caravans.

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Yes
Availability conclusion	Yes

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Now
Achievability conclusion	Yes

5. CONCLUSIONS
<p>Pitch capacity 2</p> <p>ACCEPT</p> <p>Approximate Yield: 2 pitches</p>

1. SITE INFORMATION	
Reference number	GT3-45
Site name/address	Plot 13, The Meadows Lenham Road,
Landowner	Unknown
Agent	N/A
Greenfield/PDL	Part unauthorised PDL/part greenfield
Site area (ha)	0.3
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is an area of land to the rear, northwest of a large group of G&T sites granted personal and temporary permissions at appeal in 2010 and a further temporary permission in April 2013. It is set back from Lenham Road by around 480m and is around 2.3km northeast of Headcorn. The site is in open countryside designated as a Special Landscape Area.
Current use	Gypsy and Traveller site (Unauthorised)
Adjacent uses	G&T sites to the south, woodland to the west and otherwise pasture land.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	11/0918 – Change of use of land to provide a single family gypsy traveller plot having a mobile home and two touring caravans - PENDING
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>At a previous Public Inquiry the Inspector concluded that the existing G&T sites would cause significant visual harm and concluded that permanent consent was not appropriate. However, due to the lack of alternative accommodation temporary planning permission was granted for a two year period. Development of the site would further consolidate development and intrude into the countryside. The site is located within the Headcorn Pasturelands area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees <p>The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No significant issues raised at appeal.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	No significant issues raised at appeal.
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No significant issues raised at appeal.
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn station is approximately 3.7km away
Impact on residential amenity, including access to open space	No significant issues raised at appeal.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are a number of residential dwellings within close proximity of the site which will be connected to water, gas and electric.
Air quality/noise	No significant issues raised at appeal.
Land contamination	No significant issues raised at appeal.
Flood Risk (zone/drainage)	Zone 1.
Could the site be used for travelling showpeople?	No, due to harm.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	At a previous Public Inquiry the Inspector concluded that the existing G&T sites would cause significant visual harm and concluded that permanent consent was not appropriate. However, due to the lack of alternative accommodation temporary planning permission was granted for a two year period. Development of the site would further consolidate development and intrude into the countryside. For these reasons the site is not considered suitable.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	N/A due to above
Availability conclusion	N/A due to above

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to above
When could the site be delivered?	N/A due to above
Achievability conclusion	N/A due to above

5. CONCLUSIONS
<p>Reject due landscape harm.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-46
Site name/address	Greenacres, Wagon Lane, Yalding
Landowner	Mr L Smith
Agent	N/A
Greenfield/PDL	Unauthorised PDL
Site area (ha)	1.8ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>Grassed field rectangular in shape and covering approximately 1.7 hectares on the south side of Wagon Lane. It is currently developed as a G&T site and divided into five plots spread over the site. There is a central access way leading from access off Wagon Lane in the northeast corner.</p> <p>The site is around 4km from Yalding village, and some 2km by road from Paddock Wood to the south-west.</p> <p>The site is in the countryside with no special landscape designation. It falls within a functional flood zone (Flood Zone 3b). There is a public footpath (KM220) running alongside the western boundary.</p>
Current use	Unauthorised Gypsy and Traveller site
Adjacent uses	Agricultural land to the east and south, temporary G&T site to the west, and Wagon Lane to north.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	<p>12/1855 - Change of use of land to residential for gypsy and traveller accommodation, with the stationing of 6 static caravans and 6 touring caravans - REFUSED</p> <p>11/1598 - Change of use of land to provide 5 residential gypsy pitches, with one static caravan and one touring caravan on each of Plots 1, 2, 3 and 5; two static caravans and two touring caravans on Plot 4 - REFUSED</p>
Landscape/townscape impact - including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Landscape impact judged unacceptable at Appeal in May 2012.</p> <p>Recently refused application for amended layout is currently under appeal.</p> <p>The site is located within the Beltring Grasslands area of the Landscape Character Assessment 2012. Key</p>

	<p>characteristics of this area include:</p> <ul style="list-style-type: none"> • Flat, low lying landform • Narrow ditches and ponds • Grassland and pasture • Tree belts with much willow • Orchards • Clusters of farmsteads along narrow, ditch lined roads • Frequent oast houses <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No significant issues raised at appeal.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's or ancient woodland.
Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	No significant issues raised at appeal.
PROW (within or near site)	KM220 connects Wagon Lane to Queen Street
<p>Access (Highways)</p> <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No significant issues raised at appeal.
Access to services – distances from bus stop/rail station/shop/GP/school	Yalding Village is approximately 3km away where there is access to local shops
Impact on residential amenity, including access to open space	No significant issues raised at appeal.
Availability of utilities infrastructure – e.g. water/gas/electric)	The nearest residential dwelling is approximately 0.5k away which will be connected to water, gas and electric.
Air quality/noise	No significant issues raised at appeal.
Land contamination	No significant issues raised at appeal.
Flood Risk (zone/drainage)	Flood Zone 3b and risk to life was grounds for dismissal of site at appeal.
Could the site be used for travelling showpeople?	No, due to harm and risk to life.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Due to visual impact and flood risk the site is not suitable.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	N/A due to above
Availability conclusion	N/A due to above

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to above
When could the site be delivered?	N/A due to above
Achievability conclusion	N/A due to above

5. CONCLUSIONS	
Reject due to landscape impact and risk to life from flooding.	
REJECT	
Approximate Yield: 0	

1. SITE INFORMATION	
Reference number	GT3-47
Site name/address	Parkwood Stables, Park Wood Lane, Staplehurst
Landowner	Peckham
Agent	N/A
Greenfield/PDL	Unauthorised PDL
Site area (ha)	0.5ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>This is an existing G&T site on the west side of Park Wood Lane around 2km southeast of Staplehurst.</p> <p>There is a mix of native hedging along the roadside boundary (east) up to 2m in height. On the opposite side of Park Wood Lane is roadside hedging and open fields. There is a drainage ditch adjacent on the northern boundary and within the site a pond in the south east corner. To the south of the site lies ancient woodland and a local wildlife site.</p> <p>The nearest residential property is located approximately 130m from the site entrance to the north and 550m to the south.</p>
Current use	Gypsy and Traveller site (with unauthorised permission)
Adjacent uses	The site is bordered on all sides either by fields or woodland. The field to the west is also an occupied gypsy site subject to a temporary permission (Mr Perfect). There are also two other gypsy sites to the north west.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	<p>12/0557 – Change of use of land from agricultural to residential and stationing of 2 mobile homes, 3 touring caravans for two gypsy families.</p> <p>09/1767 – Continued use of land for a gypsy family with a twin unit, tourer and two stable blocks.</p>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>Permission refused under application (MA/12/0557) on the grounds of significant visual harm (October 2012).</p> <p>The site is located within the Sherenden Wooded Hills area of the Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying and gently undulating clay Low Weald landscape with many ponds, ditches and Watercourses

	<ul style="list-style-type: none"> • Large irregular blocks of ecologically important ancient woodland interspersed with pasture, orchards and arable fields • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Historic buildings scattered throughout the landscape. <p>The condition assessment is <i>Very Good</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	On-site pond and adjacent ancient woodland, drainage ditches and a Local Wildlife Site make this a sensitive site in ecology terms. Potential harm was grounds for refusal under MA/12/0557
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs. Ancient woodland immediately south.
Agricultural land quality	Site is Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site.
Archaeology (SAM etc.)	Nothing significant on safeguarding.
PROW (within or near site)	N/A
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	Unsuitability of access was grounds for refusal under application MA/12/0557 in that in order to improve visibility sections of hedgerow would need to be removed which would cause further harm to the character of the countryside.
Access to services – distances from bus stop/rail station/shop/GP/school	Staplehurst village centre is approximately 3.2 km away where there are shops, schools and the train station.
Impact on residential amenity, including access to open space	No significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric)	There are not many residential dwellings nearby.
Air quality/noise	No significant issues.
Land contamination	Unknown.
Flood Risk (zone/drainage)	Zone 1
Could the site be used for travelling showpeople?	No, due to landscape harm.
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	Unsuitable due to visual harm and ecology issues.

3. AVAILABILITY	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> No existing uses Willing landowner Existing tenancy or lease agreement 	N/A due to unsuitability.
Availability conclusion	N/A due to unsuitability.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A due to unsuitability.
When could the site be delivered?	N/A due to unsuitability.
Achievability conclusion	N/A due to unsuitability.

5. CONCLUSIONS
<p>REJECT due to landscape harm and ecology issues.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>

1. SITE INFORMATION	
Reference number	GT3-49
Site name/address	East of Water Lane, Water Lane, Headcorn
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL
Site area (ha)	0.15ha
Proposed no. of pitches	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013 phase 3

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>The site looks to be level and comprises a broadly rectangular area of land currently being used a caravan site with a wide access onto Water Lane.</p> <p>To the south of the access road is a pond and which separates the site from the rail route to the south.</p> <p>The land to the east and west of the site comprises an open agricultural landscape lying within the River Beult flood plain.</p>
Current use	Unauthorised caravan site
Adjacent uses	The site lies on the east side of Water lane and is surrounded by open arable farmland to the east. It is separated from Water Lane by a dense tree belt on the road and return frontage along the access track to the south.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	12/1593 Retrospective application for the change of use of land for the stationing of 2(no) mobile homes for residential occupation, 2(no) touring caravans, the erection of 2(no) utility rooms, installation of cesspit and provision of hardstanding – WITHDRAWN
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<p>There are existing substantial TPO tree belts fronting the road and return frontage along the track abutting the site to the south. There is a substantial gap in the tree belt allowing the site to be clearly visible from the road.</p> <p>Regarding long range public views to the site these are likely only to be obtained from Moat Road to the north. However given the relatively small size of the site, existing hedgerows along the south side of Moat Road and distance over which views will be available, it is not considered that any harm to long range views are likely to arise.</p> <p>The site is located within the Beult Valley area of the</p>

	<p>Landscape Character Assessment 2012. Key characteristics of this area include:</p> <ul style="list-style-type: none"> • Low lying broad shallow valley of the meandering River Beult and Hammer Stream within the Low Weald • Many ponds and watercourses with important ecological interest • Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed • Mixed agriculture with large fields supporting arable cultivation and small riverside fields with pasture • Sparsely scattered small woodlands • Historic north-south crossing points with ragstone bridges over the River Beult <p>The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>High</i>.</p> <p>The Guidelines for this area are to Conserve and Restore.</p>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Possible impacts on trees belts abutting the site and pond to the south.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO no 11 of 1987 covering tree belt fronting site in Water Lane and returning along the track to the southern side of the site.
Agricultural land quality	
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservation areas within or adjacent to the site
Archaeology (SAM etc.)	Unknown
PROW (within or near site)	None
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to main highway network • Availability of public transport/walking/cycling 	No objections
Access to services – distances from bus stop/rail station/shop/GP/school	
Impact on residential amenity, including access to open space	No nearby dwelling overlooking or abutting the site.
Availability of utilities infrastructure – e.g. water/gas/electric)	Unknown
Air quality/noise	No obvious issues in these respects
Land contamination	No obvious issue in this respect
Flood Risk (zone/drainage)	Flood Zone 3
Could the site be used for	Too small and access too difficult therefore considered

travelling showpeople?	unlikely be used by this group
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>Site relatively well hidden from the road but the break in the tree screen for the access means that it will have an impact on the street scene.</p> <p>It will therefore have an adverse impact on the character of this rural lane and taking into account that the site lies within flood zone 3 makes the land unsuitable for use as a caravan site.</p>

3. AVAILABILITY

Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	Yes
Availability conclusion	Available for use

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Available for use
Achievability conclusion	Available for use

5. CONCLUSIONS

<p>Site relatively well hidden from the road but the break in the tree screen for the access means that it will be visible from and therefore have an adverse impact on the character of this rural lane. Taking into account that the site also lies within flood zone 3 makes use of the land as a caravan site unacceptable on a permanent basis.</p> <p>REJECT</p> <p>Approximate Yield: 0</p>
