

1. SITE INFORMATION	
Reference number	ED2-16
Site name/address	Rough Shave Wood
Landowner	William Tassell
Agent	n/a
Greenfield/PDL	greenfield
Site area (ha)	1.8ha
Proposed no. of pitches	tbc
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites (economic development)

2. SITE ASSESSMENT/SUITABILITY	
<p>Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?</p>	<p>The site has previously been rejected for bricks and mortar housing on the grounds that:</p> <ul style="list-style-type: none"> • This site is removed from existing development • its development would see the loss (or reduction) of attractive woodland which is an identified BAP habitat. • Development would require the intensified use of the existing access, which would have adverse impacts on the existing residential properties served by the access. • Improvements to this access is likely to impact on the setting of the listed properties Street House and Street House Cottage (Grade II listed). <p>While the site is in a rural area away from any settlement the PPTS acknowledges that Traveller sites are often located in rural areas away from services and this is the case with other existing sites in Maidstone Borough.</p> <p>The concerns about the loss of woodland, and the impact on residential amenity/listed buildings due to the increased use of the access and the need</p>

Appendix C: Gypsy and Traveller site assessments

	to make improvements to it would also apply to a Gypsy and traveller site in this location
Could the site be used for travelling showpeople?	No

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 site's availability for Gypsy use is unconfirmed .
Availability conclusion	Unknown

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

5. CONCLUSIONS	
Site not suitable due to loss of woodland, amenity and listed building impacts	
PITCH CAPACITY 0	
REJECT	

1. SITE INFORMATION	
Reference number	ED-14
Site name/address	Lenham Quarry Sandway Road Lenham
Landowner	Robert Samuel
Agent	Phil Aelen, DHA Planning
Greenfield/PDL	Former Quarry
Site area (ha)	8ha approx
Proposed no. of pitches	
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2012/13 (mixed use site)

2. SITE ASSESSMENT/SUITABILITY	
<p>Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?</p>	<p>The site has previously been rejected for bricks and mortar housing on the grounds that:</p> <ul style="list-style-type: none"> • The site is in a remote location, not close to labour supply and no public transport connections. • The site could provide significant ecological habitat <p>The site was inspected on 16th November 2014 to assess its suitability as a Gypsy and Traveller site.</p> <p>While the site is in a rural area away from any settlement the PPTS acknowledges that Traveller sites are often located in rural areas away from services and this is the case with other existing sites in Maidstone Borough.</p> <p>It was noted during the site visit that the plot is very large and consists of fields with man-made ponds bisected by HS1.</p> <p>The site has some planting and fencing on the southern boundary. However, several nearby properties to the south have uninterrupted views of the site.</p> <p>Part d) of Criterion 9 of the PPTS advises that there should be a relationship between the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding</p>

Appendix C: Gypsy and Traveller site assessments

	<p>population's size and density.</p> <p>Due to the sites size and location it is considered that developing the entire site for Gypsy/Traveller provision would have a negative impact on the character of the rural area.</p> <p>However, during the site visit it was noted that there is an area on the south eastern boundary with good access to the road which could accommodate some plots if they were well screened. Due to the change of land levels a site could be seen from the road but it is considered that a small site with sufficient screening could be achievable.</p> <p>KCC Ecology comments (21/7/15):</p> <p>The restoration scheme for this is currently being agreed and we know there is populations of reptiles and GCN present within the site. Ecological impact score 1 - potential for significant ecological impacts</p> <p>For a smaller area of the site only: The restoration scheme for this is currently being agreed and we know there is populations of reptiles and GCN present within the site. From the aerial photos it appears that this area is bare earth/hard standing so it may provide reduced suitability for GCN/Reptiles - however the aerial photos are 3 years old so this area may now provide suitable GCN/Reptile habitat. It's likely that any development would impact on reptiles/GCN.</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>The landowner's agent has confirmed in writing that the whole site would be available for Gypsy & traveller development.</p> <p>A smaller area in towards the SE of the site could be available for 8 – 10 pitches.</p>
Availability conclusion	Unknown

4. ACHIEVABILITY	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>The site could be contaminated due to its former use and this would have to be investigated. Decontamination works may render the site unviable.</p>
When could the site be delivered?	Unknown
Achievability conclusion	Unknown

5. CONCLUSIONS
<p>Whilst a small part of the site could potentially be developed for a limited number of pitches without undue visual impact, provided they were well screened, development would have an adverse ecological impact such that the site is considered unsuitable.</p> <p>PITCH CAPACITY 0</p> <p>REJECT</p>

1. SITE INFORMATION	
Reference number	HO-1
Site name/address	Horseshoes Lane, Langley
Landowner	Mr Love
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.5ha
Proposed no. of pitches	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites (2013). Site put forward for housing but the landowner also identified that if it did not prove suitable for housing, it may potentially be available for Gypsy and Traveller accommodation.

2. SITE ASSESSMENT/SUITABILITY	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	The site has previously been assessed as unsuitable for bricks and mortar housing. Scrappy hedgerows to the south and west boundaries would provide some screening and would need improving with further landscaping. Likelihood of a new access into site will result in visual harm wherever it is installed. Loss of mature trees within the site likely so large impact.
Could the site be used for travelling showpeople?	No – this form of development would also result in unacceptable visual intrusion into the countryside.

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 existing uses, landowner has indicated on the Call for Sites form that the site may potentially be available
Availability conclusion	Site is potentially available

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

5. CONCLUSIONS
Site not suitable as development would result in unacceptable visual intrusion into the countryside.
PITCH CAPACITY 0
REJECT