

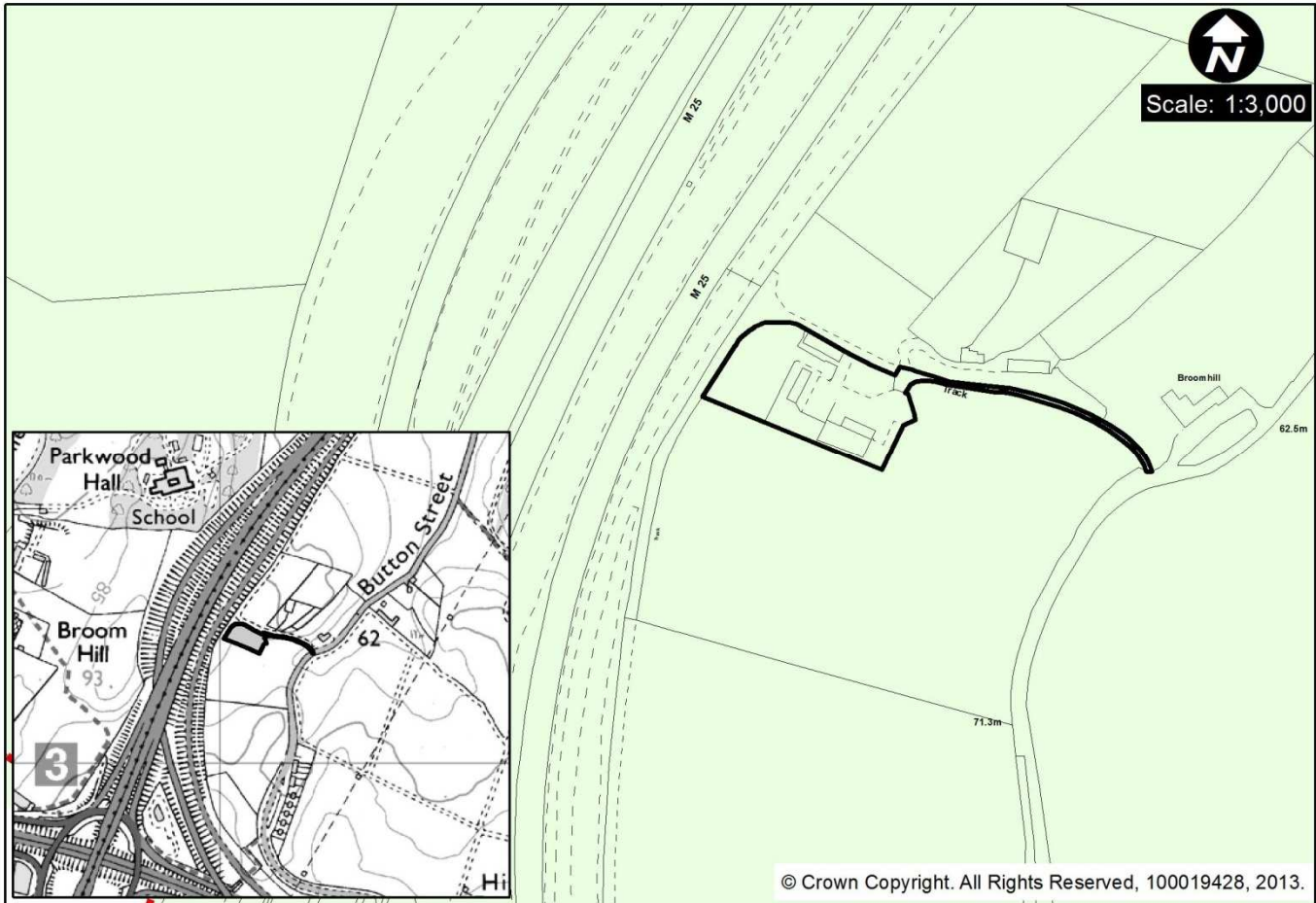


**Gypsy and Traveller Plan
Supplementary Site Options Consultation –
Initial Site Assessments**

October 2014

Part 1 – Sites Included in Consultation Document

Site Address: Land West Button Street, Swanley (Farningham, Horton Kirby and South Darenth Ward) (Existing)



Site Description:	<p>The site is approximately 0.35ha and is situated in close proximity to the M25 motorway. It is in a fairly open rural location, set back from any residential development. This site has temporary planning permission for 2 pitches. An adjacent site is also being considered through this consultation for 4 additional pitches, totalling 6 potential pitches on the wider site.</p>	
Relevant Planning History	Application Details	Application History
	<p>03/00624/FUL Stationing of two mobile homes for two Gypsy families and change of use from grazing to residential.</p>	<p>Refused and Appeal Dismissed Reasons for refusal include that the proposal constitutes inappropriate development which is by definition harmful to the Green Belt, and openness and quality of the landscape. No special circumstances were deemed to outweigh this harm. Harm was also found to highways safety and the promotion of sustainable patterns of development.</p>
	<p>07/00178/FUL Continuation of residential use of land by gypsy families with two mobile homes, one touring caravan and ancillary structures.</p>	<p>Allowed on Appeal Temporary permission granted for 4 years for 2 mobile homes and 2 touring caravans for the named applicants only. No commercial activities can take place on the land.</p>
<p>12/03287/CONVAR Variation of condition 1 (limited period of 4 years) and condition 2 (cease</p>	<p>Refused The reason given for refusal was that the applicant failed to demonstrate that the</p>	

	use) of SE/07/00178/FUL (Continuation of residential use of land by gypsy families with two mobile homes, one touring caravan and ancillary structures) - to allow permanent use of the land	location will ensure satisfactory environment for permanent residential occupancy due to the adverse impacts from air quality and noise generated by the nearby motorway.		
	13/03227/FUL Continuation of residential use of land by gypsy families with two mobile homes, two touring caravan and ancillary structures.	Approved 01/10/2014 Personal temporary permission.		
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site lies fully within the Metropolitan Green Belt	The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site is relatively flat with a slight slope up from Button Street to the motorway.	The site is fairly well connected by road to the local services provided in Swanley, providing large scale convenience retail facilities, and educational facilities. There are however no PROWs or public transport so access to these facilities would be by private transport.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Asset (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	The site lies within an AQMA Buffer Zone. This itself does not indicate the site is constrained by noise or air quality issues, but that it could have an impact upon the AQMA.	The privacy of the occupiers has not been raised as an issue previously when temporary permission was granted so is not considered to be an issue.	The site is not in the AONB and has no national or local nature conservation designation.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents		Vehicle and pedestrian access
	The site is located in an area of fairly open	There is limited impact on the amenity for existing		There is an existing vehicular access onto

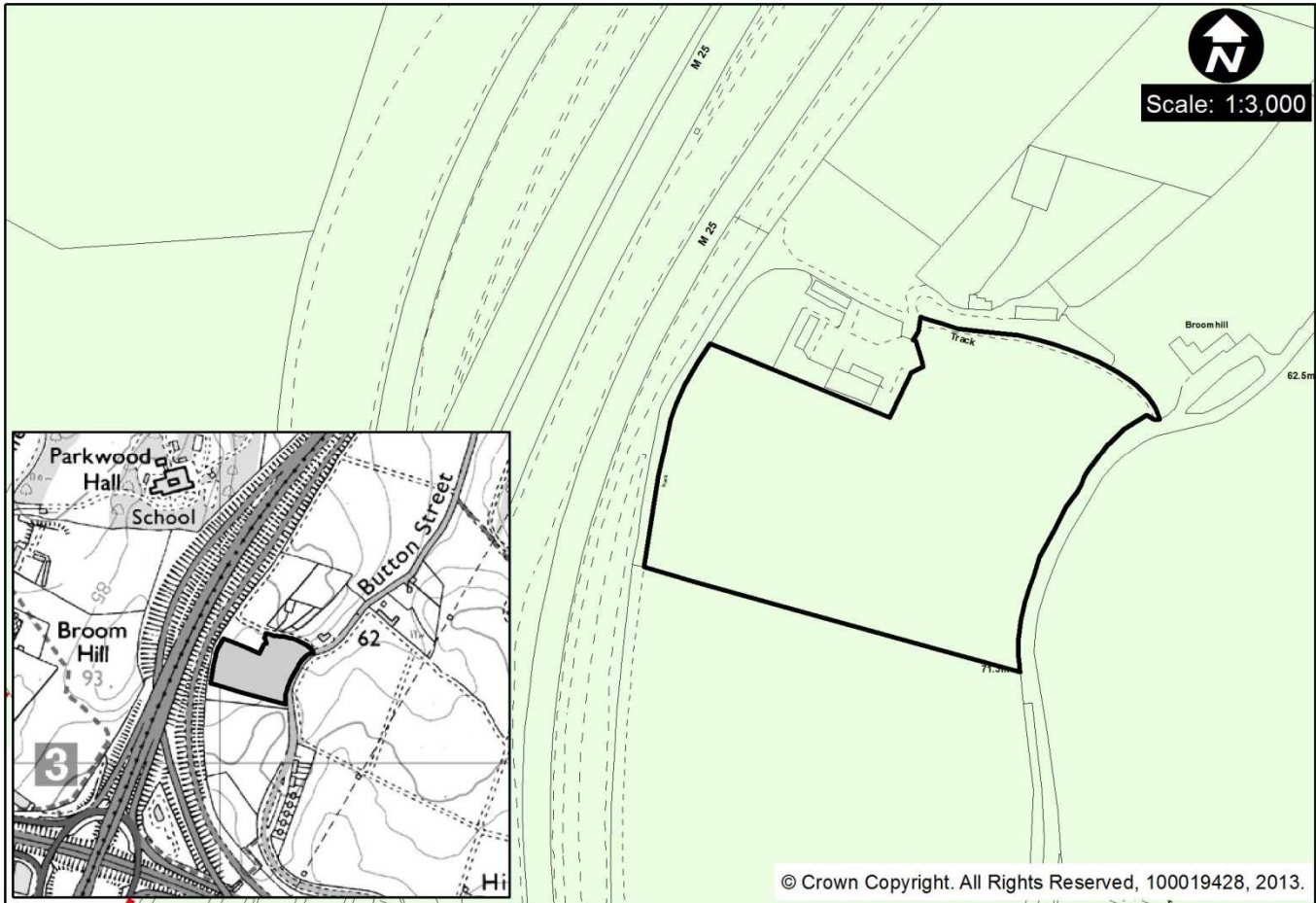
	countryside.	residents due to the fairly isolated location of the site.	Button Street.
Suitability:	<p>The site has been granted temporary planning permission for 2 pitches.</p> <p>The site is located outside of an AONB and is not constrained by other nature designations or impacts the setting of any Heritage Assets. It does however lie within an AQMA buffer zone and has potential air and noise quality impacts. Given that the site has provided Gypsy and Traveller pitches for more than a decade, this is not considered to be an overriding constraint.</p>		
Deliverability:	<p>The site is available and has been granted temporary planning permission for 2 temporary pitches.</p>		

Consult on potential to allocate?



Potential Capacity	Total of 2 permanent pitches.
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Site Address: Land West Button Street, Swanley (Farningham, Horton Kirby and South Darent Ward) (Extension)



Site Description:	<p>The site is approximately 2.00ha and is situated in close proximity to the M25 motorway. It is in a fairly open rural location, set back from any residential development. This site is under consideration for 4 additional pitches. The adjacent site contains 2 temporary pitches, totalling 6 pitches on the wider site.</p>	
Relevant Planning History (wider site)	Application Details	Application History
	<p>03/00624/FUL Stationing of two mobile homes for two Gypsy families and change of use from grazing to residential.</p>	<p>Refused and Appeal Dismissed Reasons for refusal include that the proposal constitutes inappropriate development which is by definition harmful to the Green Belt, and openness and quality of the landscape. No special circumstances were deemed to outweigh this harm. Harm was also found to highways safety and the promotion of sustainable patterns of development.</p>
	<p>07/00178/FUL Continuation of residential use of land by gypsy families with two mobile homes, one touring caravan and ancillary structures.</p>	<p>Allowed on Appeal Temporary permission granted for 4 years for 2 mobile homes and 2 touring caravans for the named applicants only. No commercial activities can take place on the land.</p>
<p>12/03287/CONVAR Variation of condition 1 (limited period of 4 years) and condition 2 (cease use) of SE/07/00178/FUL</p>	<p>Refused The reason given for refusal was that the applicant failed to demonstrate that the location will ensure satisfactory</p>	

	(Continuation of residential use of land by gypsy families with two mobile homes, one touring caravan and ancillary structures) - to allow permanent use of the land	environment for permanent residential occupancy due to the adverse impacts from air quality and noise generated by the nearby motorway.		
	13/03227/FUL on adjacent site Continuation of residential use of land by gypsy families with two mobile homes, two touring caravan and ancillary structures.	Approved 01/10/2014 Personal temporary permission granted.		
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site lies fully within the Metropolitan Green Belt	The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site is relatively flat with a slight slope up from Button Street to the motorway.	The site is fairly well connected by road to the local services provided in Swanley, providing large scale convenience retail facilities, and educational facilities. There are however no PROWs or public transport so access to these facilities would be by private transport.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Asset (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	The site lies within an AQMA Buffer Zone. This itself does not indicate the site is constrained by noise or air quality issues, but that it could have an impact upon the AQMA.	The privacy of the occupiers has not been raised as an issue previously when temporary permission was granted so is not considered to be an issue.	The site is not in the AONB and has no national or local nature conservation designation.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents		Vehicle and pedestrian access
	The site is located in an area of fairly open	There is limited impact on the amenity for existing		There is an existing vehicular access onto

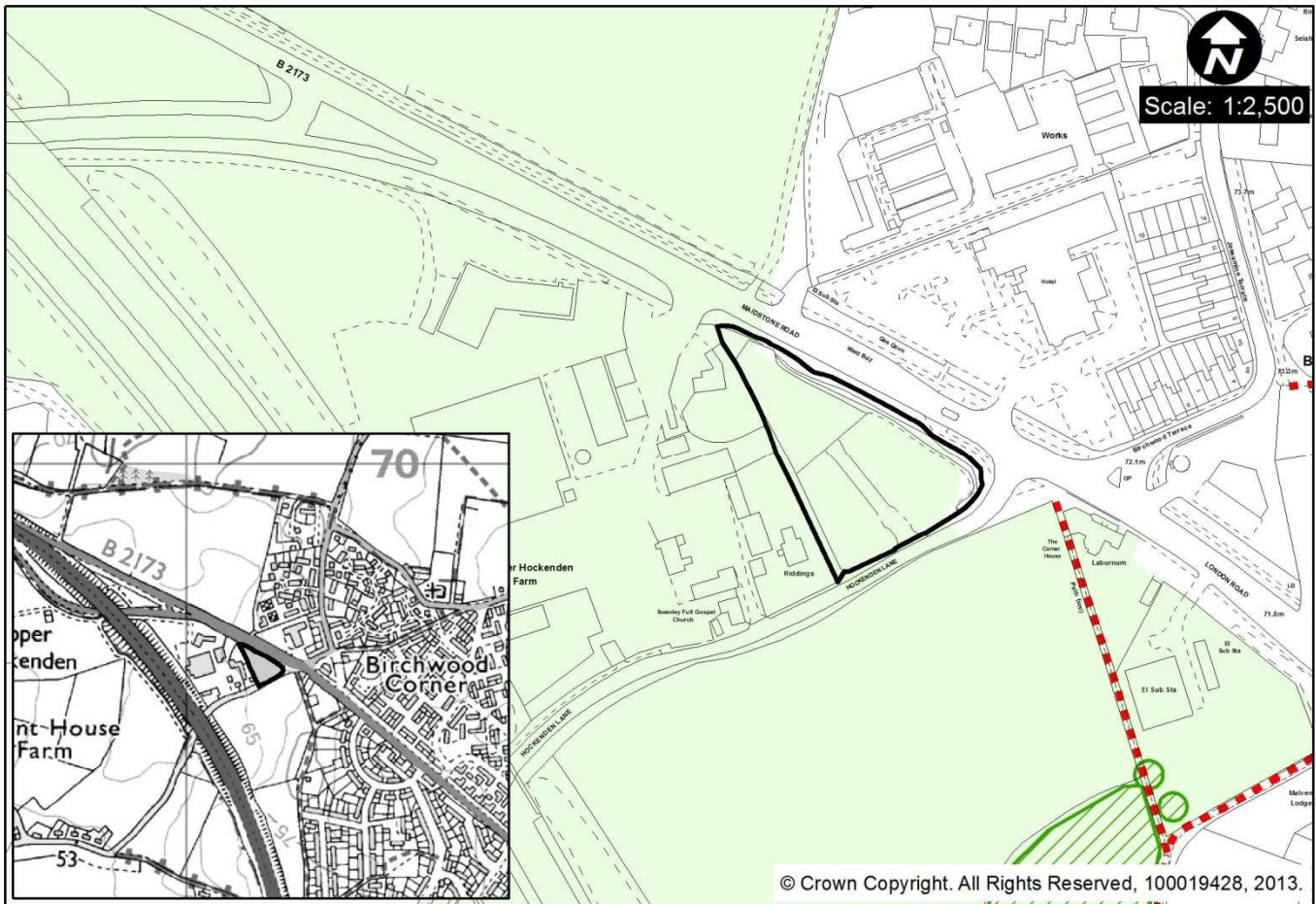
	countryside.	residents due to the fairly isolated location of the site.	Button Street.
Suitability:	<p>The site is located outside of an AONB and is not constrained by other nature designations or impacts the setting of any Heritage Assets. It does however lie within an AQMA buffer zone and has potential air and noise quality impacts. Given that the site has provided Gypsy and Traveller pitches for over a decade, these are not considered to be overriding constraints.</p> <p>The landowners proposed the site for 9 pitches through the May 14 Site Options Consultation, however after taking into account the comments expressed from settled G&T communities about how smaller sites are easier to integrate, a proposal for 4 pitches in the period to 2026 has been included in this consultation document.</p> <p>The adjacent land has recently been granted temporary planning permission for 2 pitches.</p>		
Deliverability:	The site is available and was put forward by the landowners through the May 2014 Site Options Consultation.		

Consult on potential to allocate?



Potential Capacity	Total of 4 permanent pitches.
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Site Address: Holly Mobile Home Park, Hockenden Lane, Swanley



<p>Site Description:</p>	<p>This is a temporary site containing 3 pitches and is 0.38 ha in size. The site is a triangular parcel of land located on the corner of Hockenden Lane and London Road/Maidstone Road, which have established residential frontages, and lies opposite a hotel and restaurant complex.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>04/02643/FUL Change of use to residential caravan site for two gypsy families with 4 caravans and one transit pitch.</p>	<p>Refused and Appeal Dismissed (29/11/05) Reasons for refusal include harm to the Green Belt in this area of undeveloped land; no provision made for adequate visibility at the access point and could result in harmful conditions to road safety; and the proposal would not be in keeping with the open countryside and rural character of this area.</p>
	<p>07/03543/FUL Change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for Travellers, with retention of associated hardstanding, septic tank, sheds and fencing (retrospective). Two utility blocks are proposed on the site.</p>	<p>Approved (15/08/08) Permission granted for 3 years for the named applicants. No more than 5 caravans, 3 of which to be static can be stationed on the land at any one time.</p>

	11/02120/CONVAR Variation of condition 1 of SE/07/03543/FUL - (Change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for Travellers, with retention of associated hardstanding, septic tank, sheds and fencing (retrospective). Two utility blocks are proposed on the site.) To either make the site permanent or renew the time limited condition for a further temporary period.		Approved (16/12/11) Permission granted for 3 years for the named applicants. No more than 5 caravans, 3 of which to be static can be stationed on the land at any one time, and no commercial activity can be carried out.	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully within the Metropolitan Green Belt	The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site is flat	Site is considered to be well connected to local services and public transport routes.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designated Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered parks and Gardens, and Conservation Areas)
	The site is not located within an AQMA. There may be potential noise impacts due to the proximity to the A20.	Site is currently fairly well screened from the main road. It is visible from Hockenden Lane at the entrance way, but has further screening along the western edge.	The site is not in the AONB and has no national or local nature conservation designations.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.
Impact:	Impact on local character and identity of local surroundings		Impact on amenity for existing residents	Vehicle and pedestrian access
	Whilst the site lies outside of the built up area of Swanley, there are several other low level buildings in the surrounding area. The		This is a well kept site, with some soft landscaping acting as screening for existing residents. It is therefore not considered to impact	The current access had no objections from the local Highway Authority in the most recent permission. It is close to the junction with London

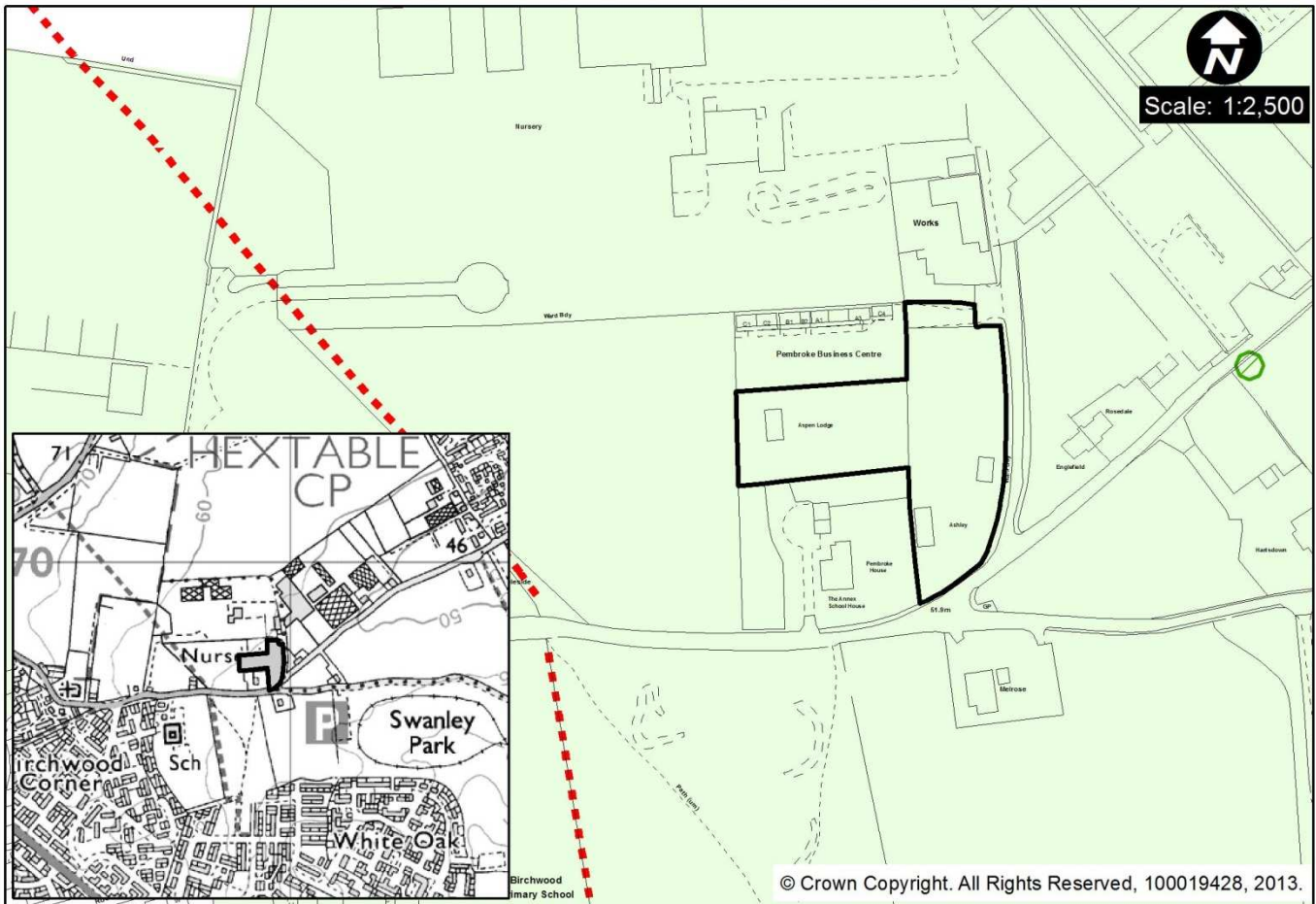
	site also lies opposite a larger hotel and restaurant complex. The site is not considered to be intrusive in the landscape or impact the local character of the area.	significantly on the amenities of surrounding residents.	Road.
Suitability:	<p>This site is considered to be sustainable in terms of location and connection to local services. It is currently a well kept site, with some existing soft landscaping providing a degree of screening for both current occupiers, and surrounding neighbours, lessening the impact on the local character of the area. Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, this site has been established in the Green Belt for 5 years and in all other respects is considered suitable for 5 permanent pitches.</p> <p>Substantial weight is given to any harm to the Green Belt in Sevenoaks District but in the light of the need to meet the objectively assessed need for gypsy and traveller pitches, the advantages of permanently allocating the existing site as a caravan site by persons defined as Gypsies and Travellers is considered to be potentially suitable when assessed against the suitability criteria.</p>		
Deliverability:	<p>The site is available. It currently has temporary planning permission until December 2014.</p> <p>This site was consulted on for 3 pitches (existing temporary to permanent) in May 2014. The response from the Gypsy and Traveller community to the consultation stated that an additional 2 pitches could be accommodated on the site.</p>		

Consult on potential to allocate?



Potential Capacity	Total of 5 permanent pitches (3 existing temporary pitches and an additional 2 pitches)
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Site Address: Land North of Pembroke House, Leydenhatch Lane, Swanley



Site Description:	This site lies within the Green Belt between Swanley and Hextable. The site is 0.52ha and already has permission for a mobile home and permanent permission for a Gypsy and Traveller pitch.			
Relevant Planning History	Application Details		Application History	
	05/00969/FUL Use of land as a private gypsy caravan site for a single family.		Refused and Appeal Allowed (02/06/2006) Reasons for refusal relate to the impact on the openness of the Green Belt. Permanent permission granted at appeal for a specific family.	
	08/03414/FUL Relocation of mobile home, known as 'Aspen Lodge', to site adjacent to mobile home, known as 'Ashleys'.		Refused and Appeal Allowed (15/12/2009) Reasons for refusal relate to the impact on the openness of the Green Belt. Temporary permission granted at appeal to relocate mobile home.	
12/00189/FUL Retention of mobile home in its original location at Pembroke Business Centre		Approved (02/07/2012)		
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services

	This site lies fully within the Metropolitan Green Belt. It is a sensitive Green Belt location, as it contributes to keeping Swanley and Hextable separate.	The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site is flat	Site is considered to be well connected to local services and public transport routes.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designated Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered parks and Gardens, and Conservation Areas)
	The site is not located within an AQMA.	Site is currently fairly well screened from the road and from Pembroke House	The site is not in the AONB and has no national or local nature conservation designations.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	Whilst the site lies outside of the built up area of Swanley, there are several other low level buildings in the surrounding area. The site already has two mobile homes and an additional pitch in the centre of the site is unlikely to have a negative impact on the character of the area	This site is open with two existing mobile homes. An additional pitch is unlikely to have any significant impact on the existing residents.	There is vehicular access from a track accessed from College Road.	
Suitability:	<p>This site is considered to be sustainable in terms of location and connection to local services. It is currently has some existing soft landscaping providing a degree of screening for both current occupiers, and surrounding neighbours, lessening the impact on the local character of the area. Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, this site has been established in the Green Belt for 10 years and in all other respects is considered suitable for an additional permanent pitch.</p> <p>Although the site is located in the strategically important area of Green Belt between Swanley and Hextable the site is in existence and the proposed additional pitch would be in the centre between the existing pitch and mobile</p>			

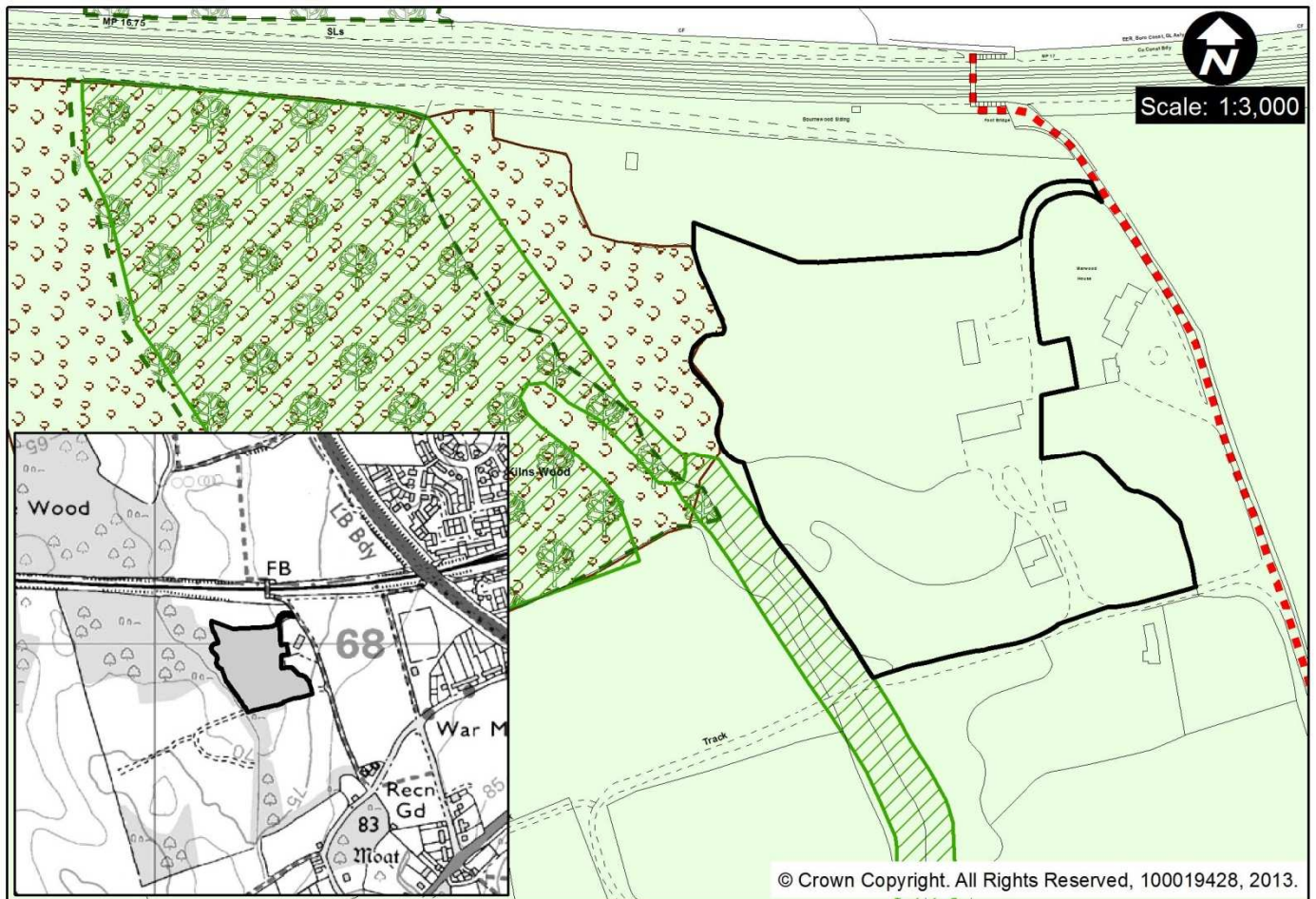
	<p>home.</p> <p>Substantial weight is given to any harm to the Green Belt in Sevenoaks District but in the light of the need to meet the objectively assessed need for gypsy and traveller pitches, the advantages of permanently allocating the existing site as a caravan site by persons defined as Gypsies and Travellers is considered to be potentially suitable when assessed against the suitability criteria.</p>
Deliverability:	<p>The site is available and has been promoted by the landowner in September 2014 for one additional pitch.</p>

Consult on potential to allocate?



Potential Capacity	<p>Total of 2 permanent pitches (1 existing permanent pitch and an additional 1 pitch)</p>
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Site Address: Bournemouth Brickworks, Stone Cross Road, Crockenhill



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<p>Site Description:</p>	<p>Large grassed site off Stones Cross Road. Site approached via long driveway (PROW) with paddock to east. Site consists of a large property (Marwood House) and mobile home to rear. Site bounded to the north by railway, west by woodland and road/track on south and eastern boundary. Land mainly flat, with some scrubland, and woodland to east. Some commercial activities on site.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>99/02368/FUL Temporary planning permission for 2 no mobile homes.</p>	<p>Refused 04/01/2000 Reasons for refusal include that the site would cause harm to the openness of the Green Belt. Dismissed on appeal 20/06/2000</p>
	<p>07/01940/FUL Proposed retention & relocation of mobile home</p>	<p>Refused 07/03/2008 Reasons for refusal include that the site would cause harm to the openness of the Green Belt and have a detrimental impact on the character of the local landscape.</p>
	<p>08/02348/FUL Retention of Mobile Home</p>	<p>Approved 13/01/2009 The permission is conditioned to be used by specific named persons for a period of 3 years.</p>
	<p>10/03295/FUL Change of use of land to rear garden</p>	<p>Refused 01/07/2011 Reasons for refusal include that the site</p>

	area of existing residential mobile home, plus retention of timber outbuilding & other residential ancillary building, & associated uses		would cause harm to the openness of the Green Belt.	
	11/02166/FUL Proposed relocation of mobile residential unit 13/00040/CONVAR Variation of condition 5 of application reference SE/11/02166/FUL Proposed relocation of mobile residential unit with amendment to extend the time limit for a further 3 months.		Approved 17/11/2011 The permission is conditioned to be used by specific named persons for a period of 3 years. Conditions varied on appeal to grant permanent permission 10/10/2012	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully within the Metropolitan Green Belt.	The SFRA and Environment Agency Mapping indicated that this site is not within Flood Zones 2 and 3 and is not liable for flooding.	Large site. Relatively flat	Site in close proximity to Crockenhill and Swanley
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	Potential noise issues related to adjacent railway and quarry	Site some distance from other residential properties and some screening. PROW along driveway	Wooded area to west of site is ancient woodland and a local wildlife site (Hook Spring and Tile Kilns Wood). Not AONB.	Wooded area to west of site is an area of archaeological potential
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents		Vehicle and pedestrian access
	Site situated down long access road and therefore not highly visible in local landscape. Any site extension should not be within or impact upon the wooded area to the east that is subject to	Site some distance from other residential properties and some screening exists.		Existing access from Stones Cross Road

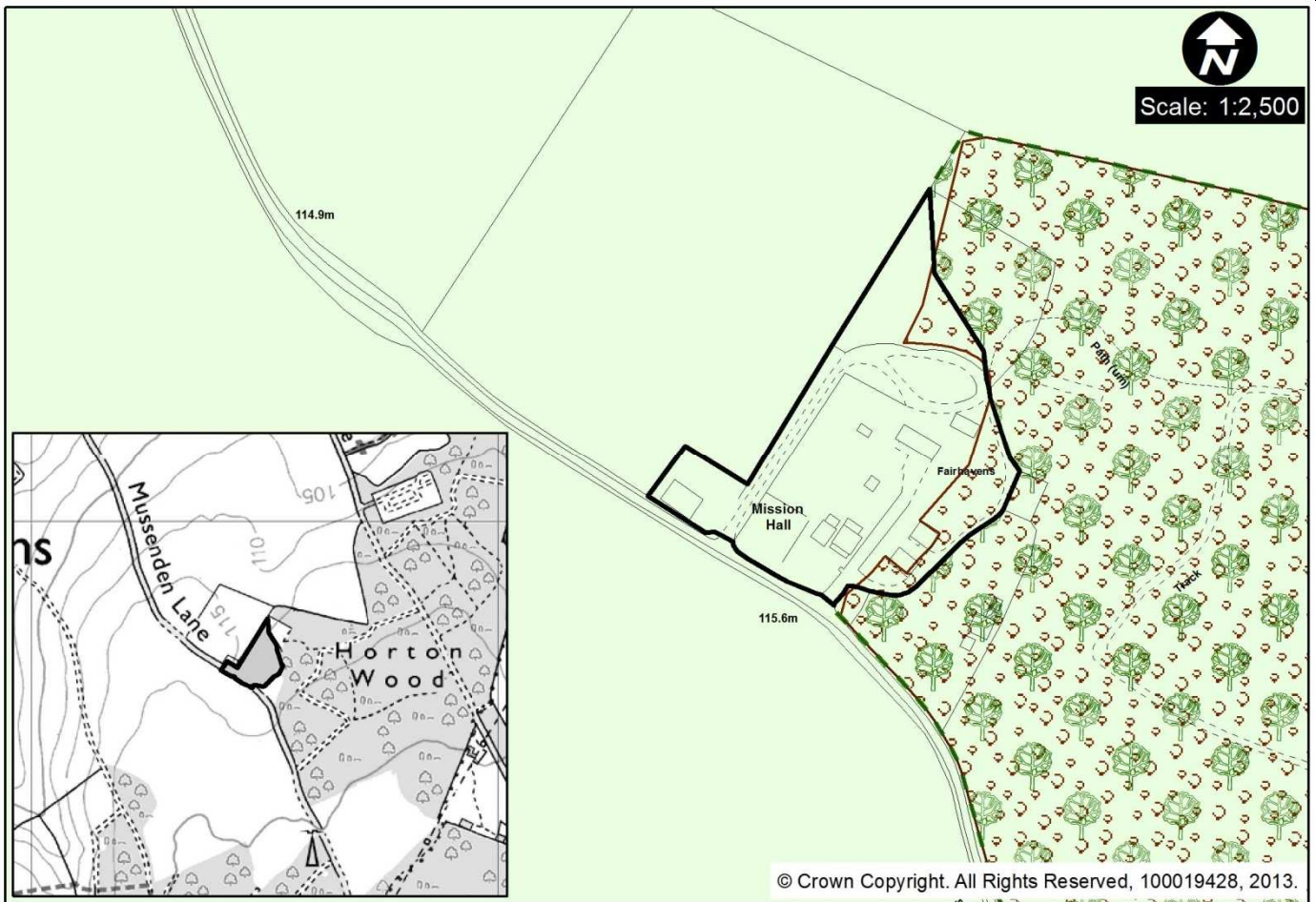
	landscape and heritage designations		
Suitability:	Large site able to accommodate additional pitches. Site owner has indicated that the preference would be to site any additional pitches to south and east of existing house. Existing site in relative close proximity to services, but with limited impact on the residential amenity of neighbouring properties. Any additional pitches should not adjoin or impact upon the local wildlife site or ancient woodland designations to the west, or the commercial/infrastructure operations to the north. Recommendation to consider as additional site option.		
Deliverability:	This site was submitted by the landowner for potentially 7 additional pitches through the May 2014 Site Options Consultation. The landowner stated that the land is available.		

Consult on potential to allocate?



Potential Capacity	Total of 8 permanent pitches. (1 existing permanent permission and 7 additional pitches)
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Site Address: Fairhavens, Mussenden Lane, Horton Kirby



Site Description:	The site is between Horton Kirby and Fawkham Green, It lies on the edge of Horton Wood which is designated ancient woodland and a local wildlife site. Site area is 0.86ha. It contains both grassed areas and areas of hardstanding and lies on lower ground than that to the north west.			
Relevant Planning History	Application Details		Application History	
	96/01063/HIST The use of land as a residential caravan site for the stationing of no more than four caravans at any one time, as amended by letter received 20/8/96.		Approved 20/09/1996 Lawful Development Certificate for use for four caravans (not restricted to Gypsy and Traveller use)	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully within the Metropolitan Green Belt.	The SFRA and Environment Agency Mapping indicated that this site is not within Flood Zones 2 and 3 and is not liable for flooding.	Relatively flat but sloping towards the west.	Site is fairly remote and would require access by car. 1.7km from the hamlet of Fawkham Green, 2.1km from The Service Village of Horton Kirby and 2.8km from the

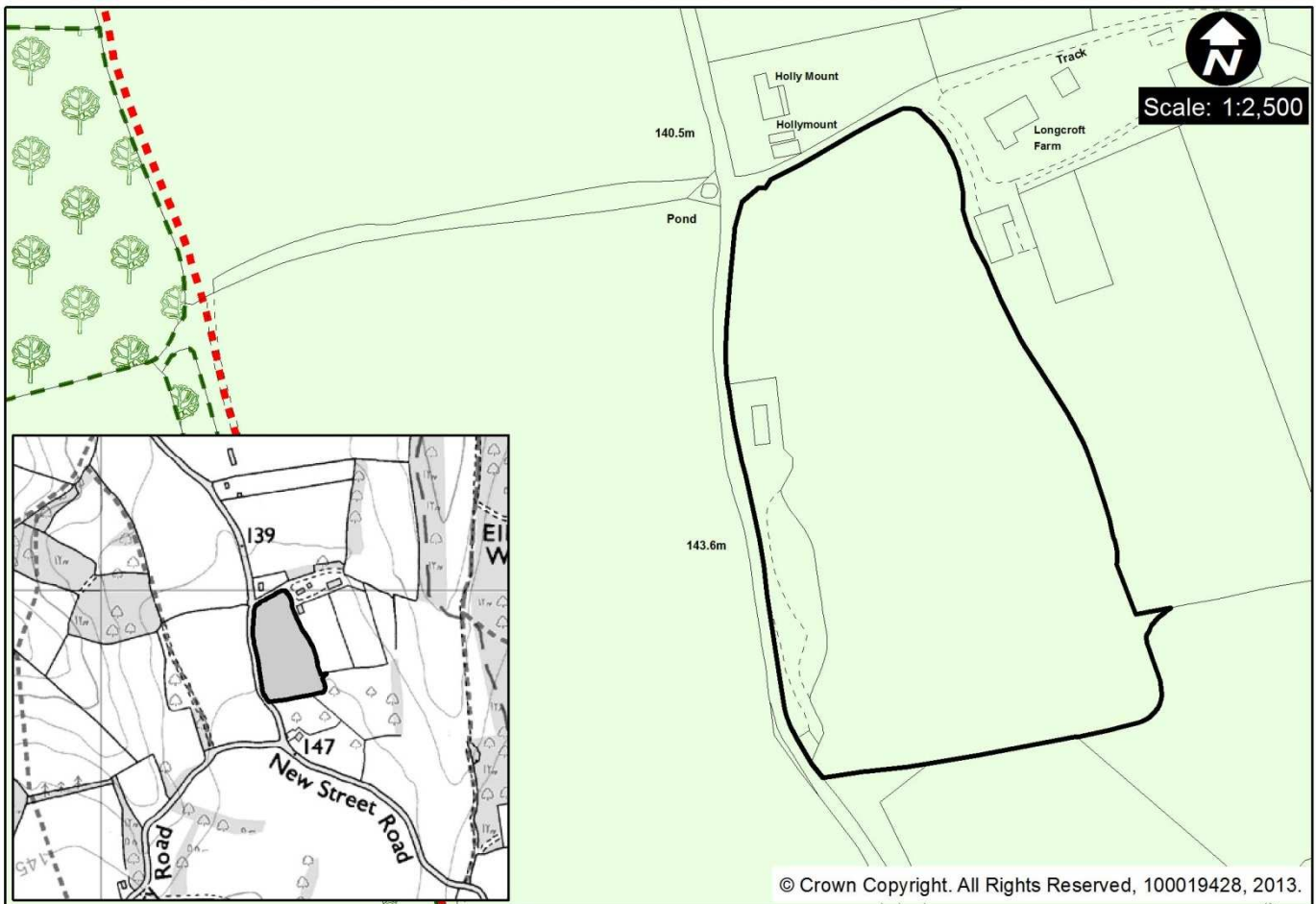
				Local Service Centre at New Ash Green.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	No potential Air or Noise quality issues.	Site some distance from other residential properties and some screening.	Adjoins Horton Wood which is Ancient Woodland and a Local Wildlife Site.	Adjoins Horton Wood which is ancient woodland.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents		Vehicle and pedestrian access
	Mobile Homes (not restricted for Gypsy and Traveller use) already on site, additional units would be placed within the existing built up site area which is unlikely to substantially affect the visual impact of the site. This will, however, be a matter to be considered through determination of any planning application.	Site some distance from other residential properties		Existing access from Mussenden Lane. This is a rural lane with no pavements.
Suitability:	Site with existing mobile homes (not restricted for Gypsy and Traveller use). Site area is suitable for 5 Gypsy and Traveller pitches. Any pitches should not adjoin or impact upon the local wildlife site or ancient woodland designations. Recommendation to consider as additional site option.			
Deliverability:	This site was submitted by the landowner for Gypsy and Traveller pitches through the May 2014 Site Options Consultation.			

Consult on potential to allocate?



Potential Capacity	Total of 5 permanent Gypsy and Traveller pitches. (Site also has permission for 4 mobile homes not restricted to Gypsy and Traveller use)
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Site Address: Fordwood Farm, New Street Road, Hodsoil Street



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<p>Site Description:</p>	<p>This site is approximately 2.44ha and has temporary planning permission for the stationing of 1 mobile home and 1 touring caravan (1 pitch). The site lies within an area of scattered and sporadic development, with dwellings to the north, and a farm to the south. The site is grassed, well-screened from road with access to south and existing mobile home to rear (north) of site.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>03/00623/FUL</p> <p>Change of use to residential, stationing of one mobile home and one touring caravan for a Gypsy Family.</p>	<p>Refused and Appeal Dismissed</p> <p>Reasons for refusal include inappropriate development that would be harmful to the maintenance and openness of the Green Belt, and detract from the rural character of the countryside.</p>
<p>05/00126/ENF</p> <p>Without planning permission the making of a material change in the use of the land by the change from agriculture to use for the stationing of caravans for residential purposes.</p>	<p>Appeal Allowed and Enforcement Notice quashed (24/04/06)</p> <p>Planning permission granted by appeal for the stationing of no more than 1 mobile home and 1 touring caravan at any one time for a temporary period of 3 years. No other buildings, structures, containers or lorry bodies shall be erected or placed on the land. No more than one commercial vehicle shall be</p>	

			parked on the land.	
	09/00822/CONVAR Change of use from agricultural land to agricultural with standing caravan for residential purposes.		Approve (25/03/14) Temporary permission for a further 2 years for 1 mobile home and 1 touring caravan to vary the condition for the permission granted by the earlier appeal.	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site is within the Metropolitan Green Belt.	The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	Relatively flat grassed site	The site is in a fairly remote location. Nearest settlement is New Ash Green approximately 1.4km away
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	The site is not located within an AQMA nor are there any unacceptable noise constraints.	Well screened from road by extensive hedging but it is understood that views into the site exist from the dwellings to the north / north-east	The site is not in an AONB and has no national or local nature conservation designations.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents		Vehicle and pedestrian access
	Site is screened in the wider landscape but it is understood that views of the site are available from the dwellings to the north / north-east. Making the site permanent may provide an opportunity for the Council to secure	Neighbouring properties at some distance and not likely to be any significant privacy/overlooking issues		Existing vehicular access is from New Street Road, which was considered to be adequate by the Inspector of the 2006 Appeal, and no issues raised by Kent Highways. Pedestrian access would be from the same point. However this is a rural

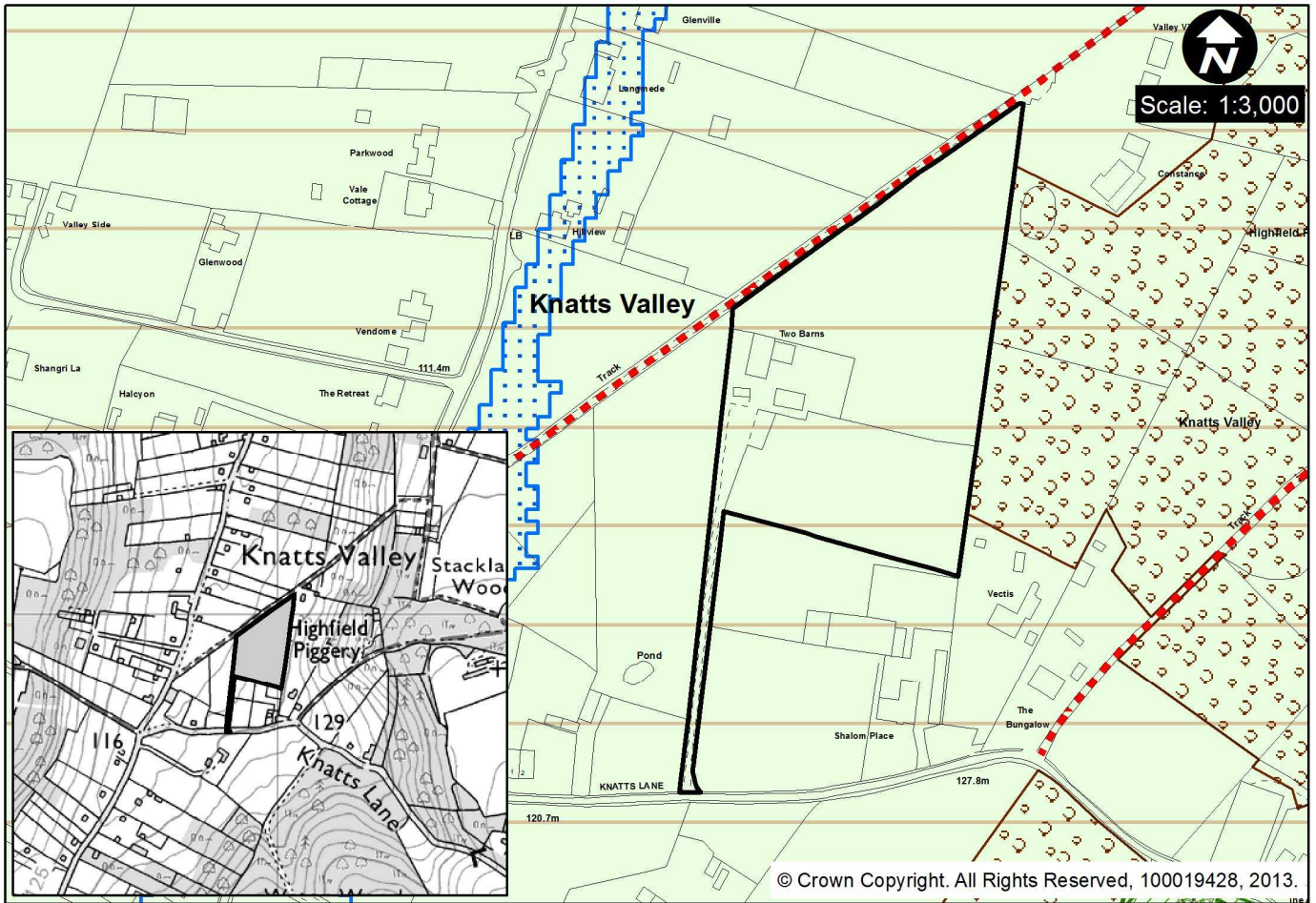
	improved screening, if necessary.		lane and there are no pavements or PROWs in close proximity.
Suitability:	Site is in the green belt and a fairly remote location. However, it is not constrained by any landscape/heritage designations, it is an existing (temporary) site and is well screened. The size of the site means it is capable of accommodating additional pitches and it is recommended that this is considered as an additional site option.		
Deliverability:	The site is available. It currently has temporary planning permission for a standing caravan until March 2016. The landowners put forward the site for allocation of 3 additional pitches through the May 14 Site Options Consultation.		

Consult on potential to allocate?



Potential Capacity	Total of 4 permanent pitches (1 existing temporary pitch and an additional 3 pitches)
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Site Address: Two Barns, Knatts Lane



Site Description:	Site is approached along narrow access track from Knatts Lane. Site is predominantly grassed, sloping eastwards up the hill. Site is vegetated on boundary, including track boundary to north			
Relevant Planning History	Application Details		Application History	
	97/00291/HIST Siting of mobile home for a gypsy family on own site.	Refused 21/05/1997 Reasons included impact on the openness of the Green Belt and detrimental to the character of the local area and the AONB		
00/00975/FUL Continued use of land to station one mobile home and one touring caravan for a gypsy family together with incidental building operations.	Refused 20/10/2000 Reasons included impact on the openness of the Green Belt and detrimental to the character of the local area and the AONB Allowed on appeal 15/01/2001 Personal permanent permission granted.			
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully within the Metropolitan Green Belt	The SFRA and Environment Agency Mapping indicates that the site is not within Flood Zones 2 and	Land rises to the east. Eastern boundary of sites fairly well landscaped reducing visibility of	Knatts Valley is a remote location. West Kingsdown is approximately 1.3km from the site

		3 and is not liable to flooding.	site. This is a large site able to accommodate additional pitches	
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	None	Existing site. Site set back from properties on Knatts Lane and separated from properties on Knatts Valley Road by track (PROW). Additionally, planting on site boundary provides privacy screening	Sites lies within the Kent Downs AONB. Adjacent to Knatts Valley LWS. Some views into site from rising land to east, but existing site has mature planting on boundary. Limited views into site from PROW	AONB.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	The existing site is of limited visibility and development should have a limited impact on the character of the surroundings	Limited impact. Site is set back from adjacent properties and screening on boundary	Existing track access from Knatts Lane	
Suitability:	Existing site well landscaped with mature shrubbery to boundaries, with limited visibility or impact on adjacent properties. Site is within AONB and some views into site from higher ground to the east, but this is somewhat mitigated by site planting. Site considered to be of sufficient size and potentially suitable to accommodate additional pitches. Any additional pitches must be placed away from, and not have a detrimental impact on the adjoining Local Wildlife site.			
Deliverability:	The site is available. The site was put forward by the landowners during the May 14 Site Options Consultation.			

Consult on potential to



allocate?

Potential Capacity	Total of 5 permanent pitches (1 existing permanent and 4 additional)
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Site Address: Seven Acres Farm, Hever Road, Edenbridge



<p>Site Description:</p>	<p>This is a temporary site containing 7 pitches and is approximately 2.55ha. The site is situated along a busy rural road, and abuts the railway line. It is situated in close proximity to a public Gypsy and Traveller site at Romani Way.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>05/01966/FUL Change of use to residential and stationing of six mobile homes, six utility rooms and six touring caravans for gypsy family.</p>	<p>Approved at appeal (09/11/06) Inspector granted permission for 3 years to the named applicants. No more than 6 mobile homes and 6 touring caravans to be stationed on the site at any one time.</p>
	<p>09/02953/FUL Change of use for stationing of caravans for residential use with associated development (new access, driveway and retain extension to existing hard standing and septic tanks)</p>	<p>Approved (17/09/10) No more than 6 mobile homes and 6 touring caravans to be stationed on the site at any one time. Permission is temporary for a period of 3 years.</p>
	<p>13/02565/FUL A mixed use application for the retention of a barn for B1 use and the use of land for the stationing of caravans for residential purposes for 7 gypsy pitches together with the formation of additional hard standing</p>	<p>Approved (26/02/14) Temporary permission is granted for 3 years for the named applicants for the stationing of 7 caravans for residential purposes together with additional ancillary hardstanding, and the retention of a barn for B1 use.</p>

	ancillary to that use.			
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully within the Metropolitan Green Belt	The SFRA indicates that the site is within Flood Zone 3b (functional floodplain). However, updated Flood Map information from the Environment Agency confirms that the site is actually located fully within Flood Zone 1 and therefore the land use is considered to be appropriate.	The site is relatively flat.	Site is considered to be fairly well connected to local services provided at Edenbridge Town centre; however these would be access by road as there is not a footpath available.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	Site is situated close to the railway line, but the railway line is situated in a significant cutting, reducing any potential noise impacts. The site is not considered to experience significant air quality issues.	Site is not particularly well screened. However Hever Road contains landscaping along the highway boundary which proves a degree of screening of the site from the road.	The site is not within an AONB and has no national or local nature conservation designations.	The site does not contain any designated heritage assets nor would it affect the setting of any such assets.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	This is a relatively prominent site in the landscape with views in and out of the site, and can be viewed from several locations along	Site is not considered to impact on existing residents due to the distance from other properties. The site is however situated in close	Existing vehicular access from Hever Road is considered to be suitable. However this is a busy road and there is no pedestrian pavement.	

	Hever Road.	proximity to the public traveller site on Hever Road.	
Suitability:	<p>The site is located along a busy road leading into Edenbridge Town, so is considered to be fairly well connected to the local service centre.</p> <p>The site is also located outside of any AQMAs and is not subject to any nature or heritage designations.</p> <p>Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, this site has been established in the Green Belt for 7 years and in all other respects is considered suitable for 12 pitches.</p> <p>Substantial weight is given to any harm to the Green Belt in Sevenoaks District but in the light of the need to meet the objectively assessed need for Gypsy and Traveller pitches, the advantages of permanently allocating the existing site as a caravan site by persons defined as Gypsies and Travellers (with potential mitigation measures such as further landscaping and screening to conserve local character, and sustainable drainage mitigation measures, following further advice to be sought from the EA) is considered a potentially suitable option when assessed against the criteria for suitability.</p>		
Deliverability:	<p>The site is available. It currently has temporary planning permission for 7 pitches until February 2017.</p> <p>The landowners indicated that the site could accommodate an additional 10 pitches. However, given the comments expressed from the settled and G&T communities about how smaller sites are easier to integrate, the site is considered suitable for an additional 5 pitches, totalling 12 pitches on this site.</p> <p>A Phase 1 contaminated land assessment may be required as there is a former landfill on the site.</p>		

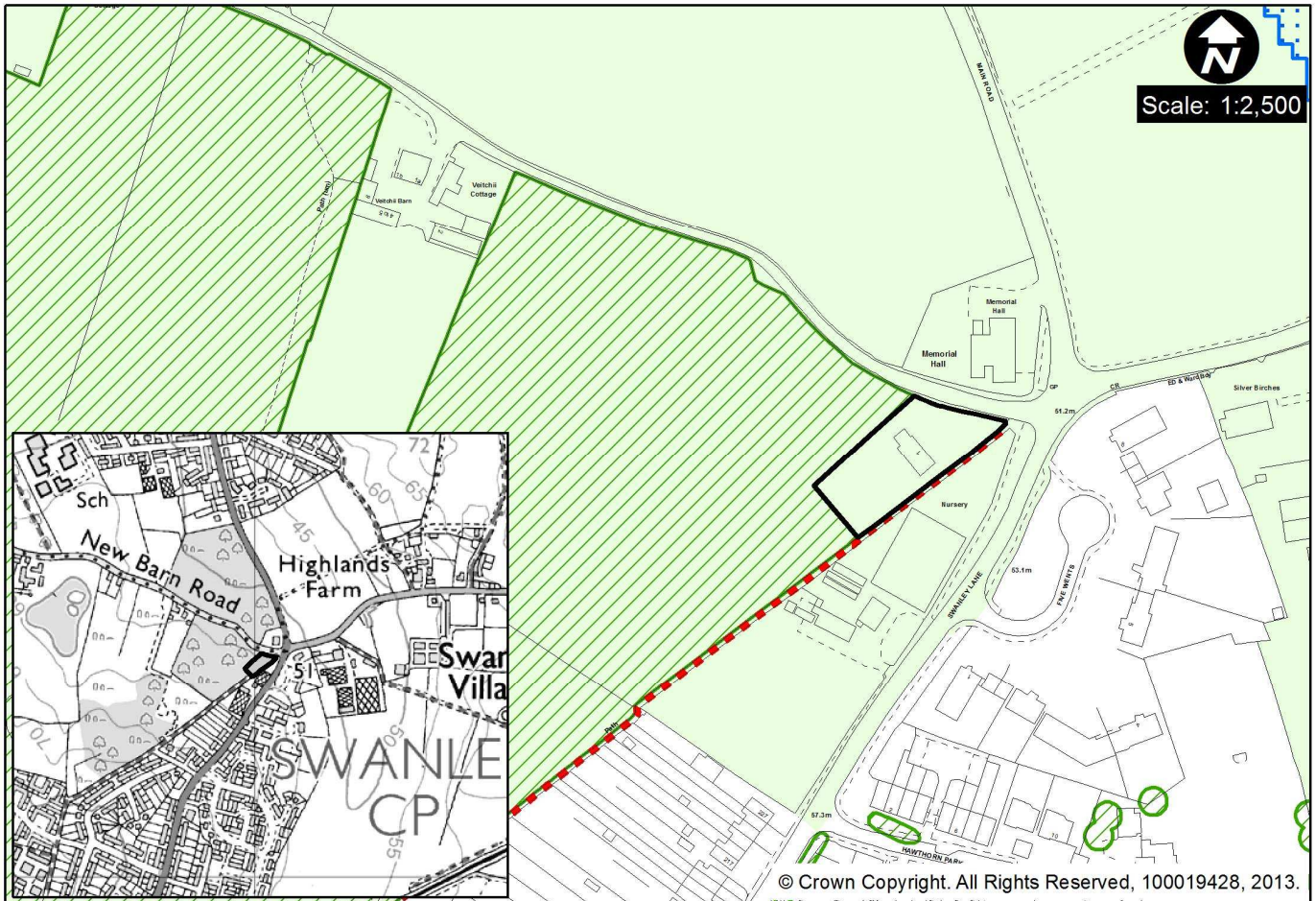
Consult on potential to Allocate?



Potential Capacity	12 total permanent pitches. (7 existing temporary and 5 additional pitches)
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Part 2 – Sites Not Included in Consultation Document

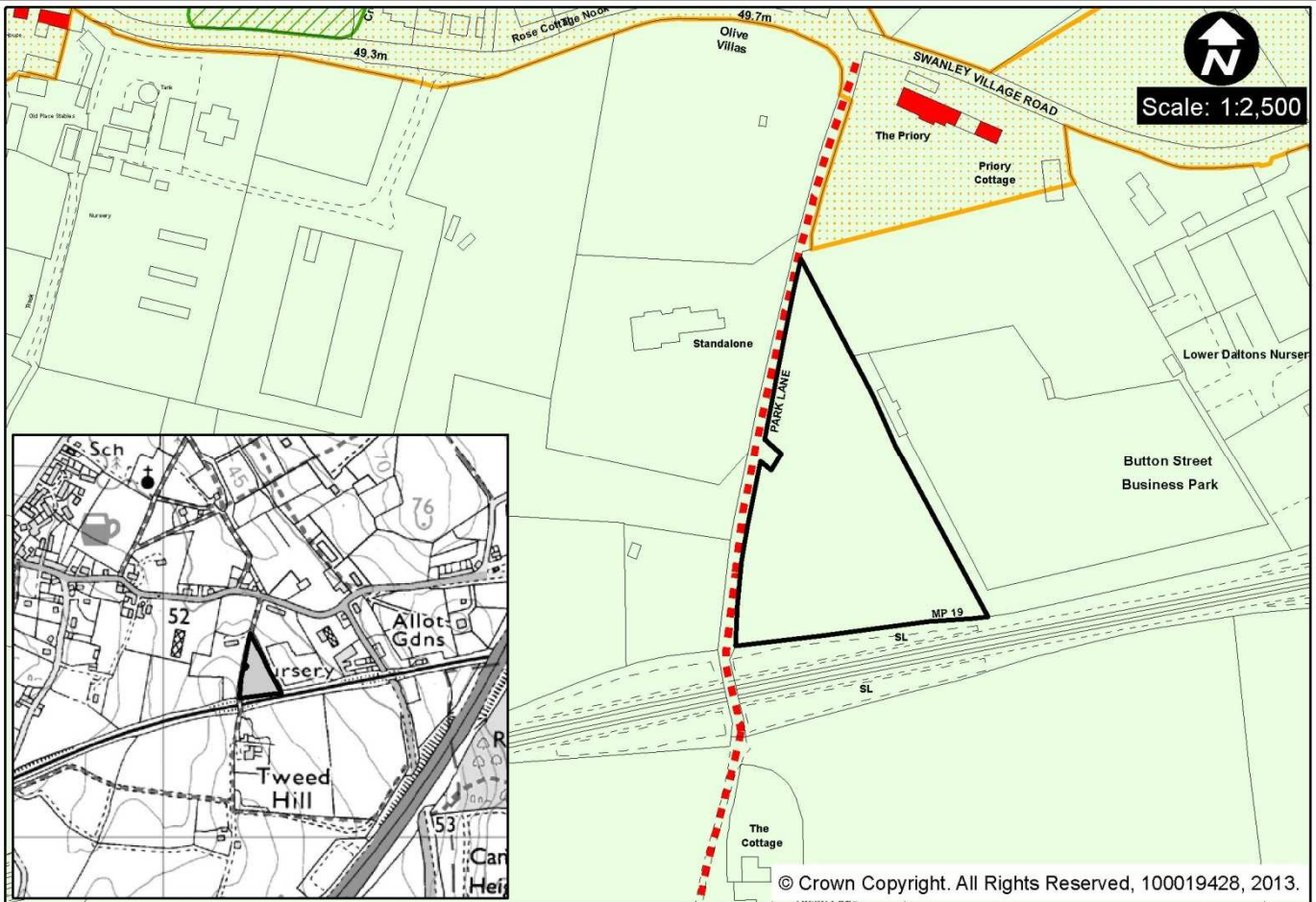
Site Address: Footpath Nursery Bungalow, New Barn Road, Swanley



Site Description:	The site lies on the edge of Swanley within the Metropolitan Green Belt. The site is adjacent to protected woodland.			
Relevant Planning History	Application Details		Application History	
	08/01345/FUL Change of Use from Residential Dwelling to Residential Dwelling and mobile home for a Gypsy family		Refused 01/03/2010 Reasons for refusal include the impact on the openness of the Green Belt and harm to the adjacent dwelling.	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	Yes. The site is a sensitive Green Belt location between Swanley and Hextable.	No	The site is relatively flat.	Site lies on the edge of Swanley.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designated Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)

	None	A bungalow already exists on site and a previous decision has found that the development of pitches on the site will have a negative impact on it.	Adjacent to a PROW and protected trees.	None
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	Any additional pitches are likely to have a detrimental impact on the character of the local area.	A bungalow already exists on site and any additional pitches will have a negative impact on the amenity of that property.	Access from New Barn Road. No highways objection to previous application.	
Suitability:	The allocation of this land for Gypsy and Traveller pitches is not proposed. This part of the Green Belt is strategically important to maintain the separation between Swanley and Hextable. It has also been found in previous decisions that the development of Gypsy and Traveller pitches on the land will have a negative impact on the existing dwelling.			
Deliverability:	Site has been put forward by the owner but is not considered as an option at this stage.			

Site Address: Land at Park Lane, Swanley Village



<p>Site Description:</p>	<p>Site to east of Park Lane and north of railway line. Site bounded by fencing and mature planting. Site laid out with some hard-standing and flat grassed paddock area.</p>			
<p>Relevant Planning History</p>	<p>Application Details</p>		<p>Application History</p>	
	<p>06/02550/FUL Change of Use to residential, stationing of two mobile homes, a touring caravan and associated hardstanding.</p>		<p>Refused 25/05/2007 Reasons for refusal include the impact on the openness of the Green Belt and the effect on the Conservation Area and local landscape character</p>	
	<p>07/02075/FUL Change of Use to residential, stationing of two mobile homes (with associated mobility ramps), two touring caravans, a car port and associated hardstanding (Resubmission of SE/06/02550/FUL). 13/03843/CONVAR Removal of conditions 3 (Residency), 4 (Occupation restriction) and 6 (Siting) of planning permission SE/07/02075/FUL</p>		<p>Approved 20/02/2008 Granted personal permission.</p>	
<p>Constraints:</p>	<p>Green Belt</p>	<p>Flood Risk</p>	<p>Topography</p>	<p>Connection to local services</p>
	<p>Yes</p>	<p>No</p>	<p>Flat site. Predominantly</p>	<p>Site adjacent to Swanley village</p>

			grassed. In terms of space, has capacity to accommodate additional pitches	(hamlet with limited facilities)
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	Rear of site adjacent to railway	Existing site well landscaped with mature shrubbery to boundaries	Not in AONB. Adjacent to a PROW.	Site adjacent to a Grade 2 Listed Building (The Priory) and Swanley Village conservation area. However, site well screened from both and unlikely to have any impact
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	The site is of limited visibility and development would have a limited impact on the character of the surroundings. Potential impact on PROW.	Site is already in existence. Limited neighbouring properties (The Priory, Standalone, Tweed Estate). Unlikely to be any privacy / over-looking issues from site.	Existing access from Park Lane (road is in poor condition)	
Suitability:	Existing site well landscaped with mature shrubbery and fencing to boundaries, not in the AONB and with limited visibility or impact on adjacent properties. Site is not considered to have an adverse impact on the adjacent listed building and conservation area and therefore site considered to be potentially suitable to accommodate additional pitches.			
Deliverability:	This proposal has not been taken into account because it is inconsistent with the Council's understanding of the personal circumstances of the current occupiers and the planning reasons recently put forward to vary conditions relating to the current permission.			

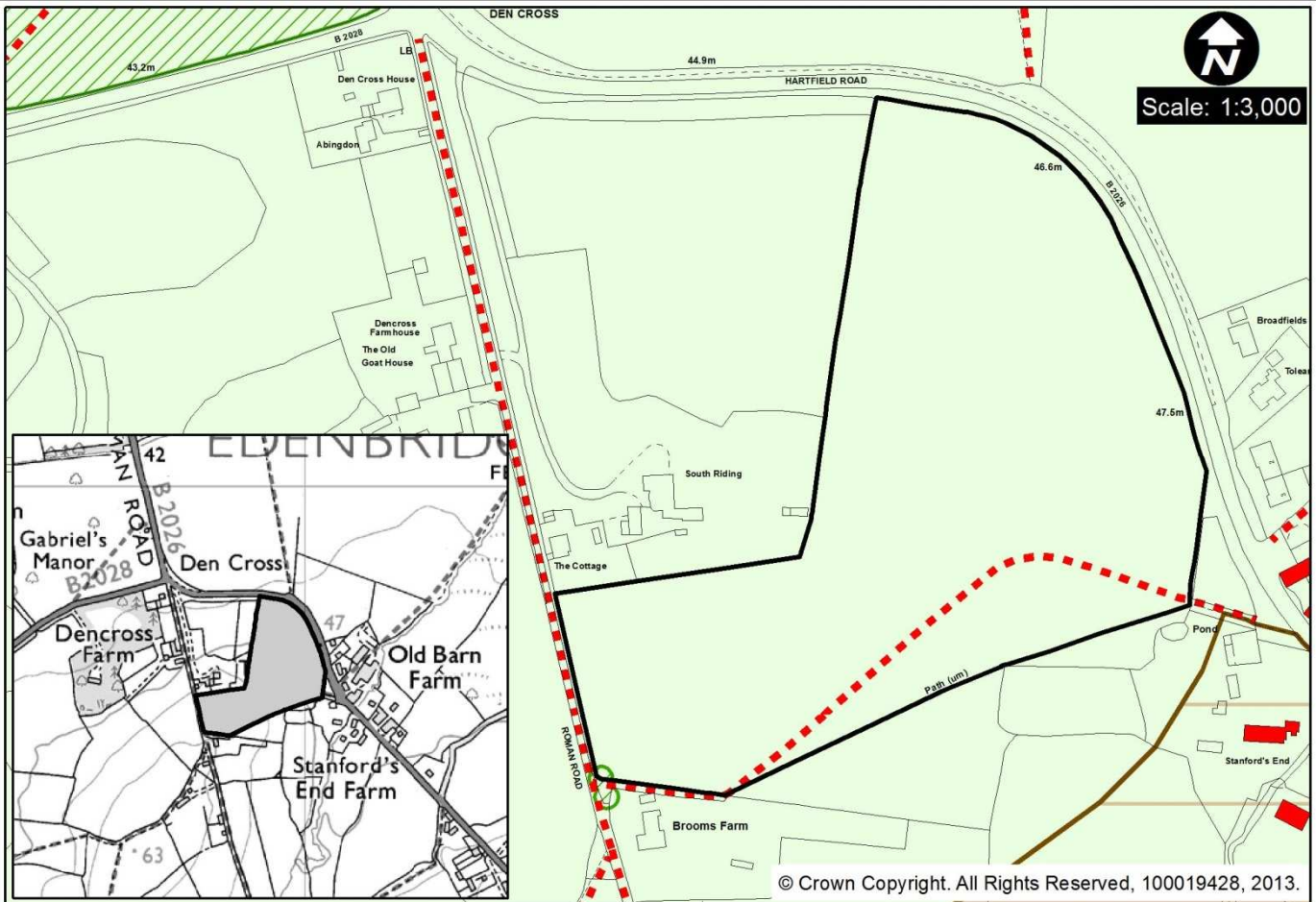
Site Address: Land North of Pilgrim's Oast, Otford



Site Description:	Greenfield site within the built confines of Otford. The site is designated protected open space under Local Plan Policy EN9 and Policy GI2 in the emerging Allocations and Development Management Plan.			
Relevant Planning History	Application Details		Application History	
	08/00642/FUL and 08/01780/FUL Erection of 4 Bed Detached House with associated Parking.		Refused 08/05/2008 and 28/08/2008 Reasons for refusal include the EN9 open space designation, the detrimental impact on local character and potential traffic and access implications. Appeal Dismissed 11/02/2009	
	10/00541/FUL Erection of a 4 bedroom dwelling house with integral garaging.		Refused 07/05/2010 Reasons for refusal include the EN9 open space designation and the detrimental impact on local character Appeal Dismissed 22/11/2010	
13/00562/FUL Erection of single subterranean Class C3 dwellinghouse		Refused 22/04/2013 Reasons for refusal include the EN9 open space designation, the detrimental impact on local character and surrounding trees. Appeal Dismissed 07/02/2014		
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services

	No	No	Flat site. Predominantly grassed. In terms of space, has capacity to accommodate pitches	Site within Otford
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	Close to railway.	Site would be very prominent from the highways and neighbouring properties.	Adjacent to a PROW and the AONB.	None
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	The site is very prominent from the highway through Otford. Development of the site could have a detrimental impact on the local character.	Pitches would be very visible from the highway.	Access from the main highway on a sharp bend. This was cited as a reason for refusal for a residential property in a previous planning decision.	
Suitability:	This site lies within an area designated as open space by the adopted Local Plan policy EN9 and emerging Allocations and Development Management Plan Policy GI2. The planning history of the site indicates the importance that the Council and Planning Inspectors have placed on this land remaining open. For this reason, and the potential impact on the adjacent AONB, the site is not considered to be a suitable option to potentially provide any Gypsy and Traveller pitches.			
Deliverability:	Site has been put forward by the owner but has been assessed as unsuitable.			

Site Address: Little Foxes Farm, Marsh Green



Site Description:	The 4.22ha site comprises open land on the edge of Edenbridge. The site is not well screened from the main road.				
Relevant Planning History	Application Details		Application History		
	09/01419/FUL Erection of two stables and a feed store/tack room. Construction of new vehicular access and hard standing on land north of Brooms Farm.		Approved 27/08/2009		
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services	
	This site lies fully within the Metropolitan Green Belt	The SFRA and Environment Agency Mapping indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site is relatively flat.	The site appears to be remote but is less than 1km from the edge of Edenbridge.	
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designated Heritage Assets (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation	

				Areas)
	No apparent issues.	This site is very open with little screening.	The site does not lie within the AONB but is near the edge. A PROW crosses the site.	Part of the site lies within an area of archaeological potential related to the Roman Road.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	The impact on local character would depend on where the pitches were proposed within the site and how well screened they are.	This would depend on where the pitches were proposed within the site.	<p>Roman Road is a single track road, with limited passing places. It is understood this is a private road outside of the site ownership.</p> <p>Kent Highways have advised that neither of the existing entrances on Hartfield Road would be suitable for a Gypsy or Traveller site, due to inadequate visibility on to the 50mph road.</p>	
Suitability:	Taking account of the advice of Kent Highways and the potential access issues from Hartfield Road and Roman Road, this site is not considered suitable for Gypsy and Traveller Pitches.			