



**GYPSY AND TRAVELLER PLAN:
SITE OPTIONS CONSULTATION**

APPENDIX 2 - INITIAL SITE ASSESSMENTS

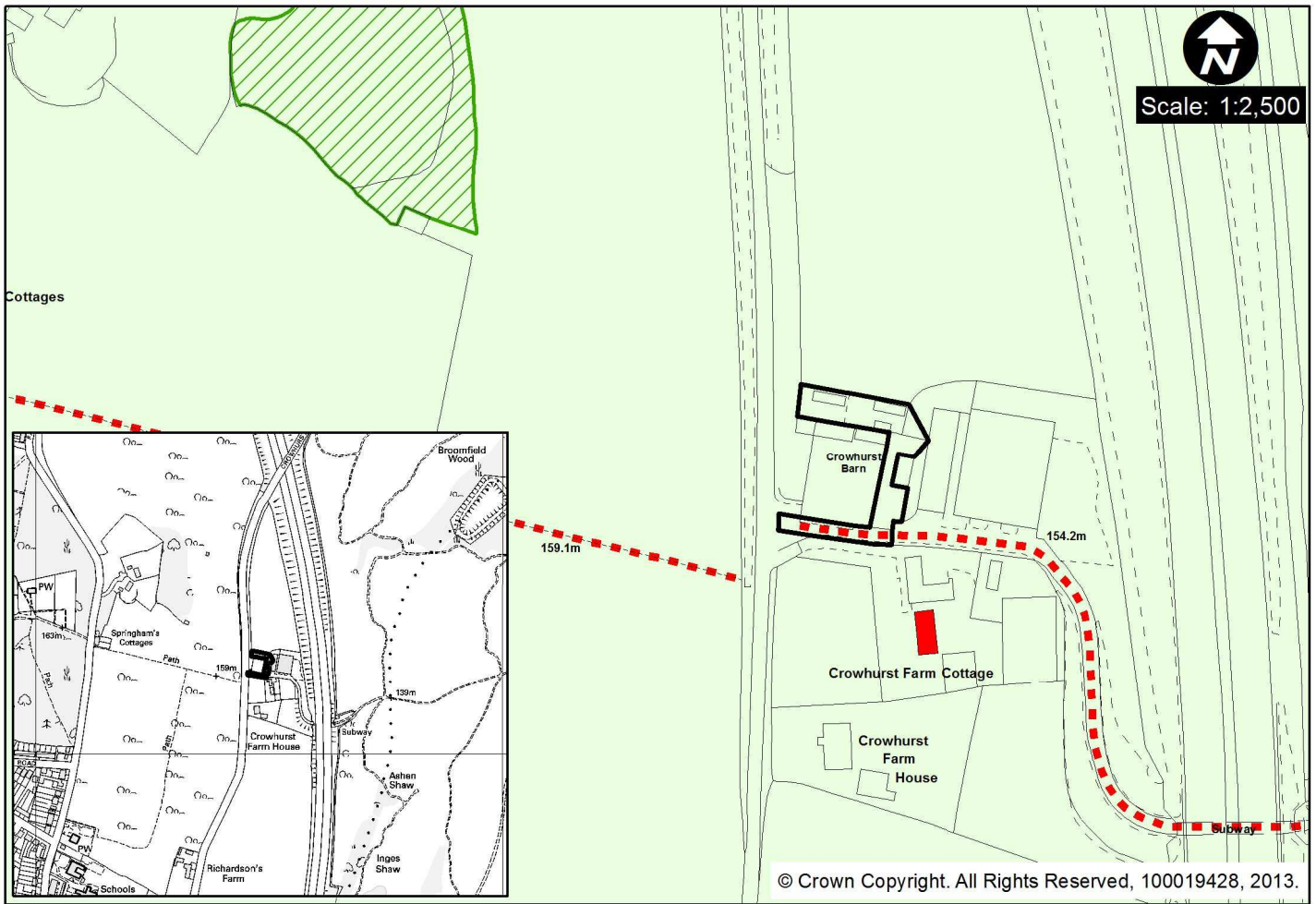
MARCH 2014



**GYPSY AND TRAVELLER PLAN
SITE OPTIONS ASSESSMENTS:
POTENTIAL SITE OPTIONS**

MARCH 2014

Site Address: Eagles Farm (temp), Crowhurst Lane, West Kingsdown



Site Description:	This site has permission for two temporary static caravans (in addition to two permanent static caravans permitted under refs 99/02336/CONVAR and 04/00640). The site area for the temporary sites under consideration is approximately 0.10ha.			
Relevant Planning History	Application Details		Application History	
	<p>07/00819/FUL Use of land for the stationing of two static caravans for gypsy accommodation.</p> <p>12/03330/CONVAR Variation of condition No 1 (temporary permission for 5 years) of SE/07/00819/FUL (Use of land for the stationing of two static caravans for gypsy accommodation) - renewal for further period.</p>		<p>Approved (20/02/08) Temporary permission granted for 5 years and conditioned to the named applicants. Landscaping scheme must be approved within 6 months and implemented within 12 months of the approval commencement date.</p> <p>Approved (15/02/13) Temporary permission granted for 5 years and conditioned to the named applicants. Soft landscaping scheme along the northern boundary must be approved within 3 months and implemented within 12 months of the approval commencement date.</p>	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully	The SFRA	The site is relatively	

	within the Metropolitan Green Belt	indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	flat.	within walking distance to the village centre at West Kingsdown. There is a PROW which cuts through part of the site, but is not within the location of the temporary mobile homes.
	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).
	Site is within an AQMA buffer zone	Existing site is considered to be appropriately screened for occupation.	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	
	The pitches are not readily visible from public vantage points due to an existing large industrial unit structure and landscaping around Eagles Farm, and as a result do not have a significant impact on local character.	The site is not considered to impact on existing residents due to the distance between the site and surrounding development.	Existing vehicular access is considered acceptable. Pedestrian access is from same point.	
Suitability:	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 forms part of a wider site containing permanent pitches that have been established in the Green Belt since 1995. In all other respects this site is considered suitable for 2 pitches, as it is not subject to any other landscape, heritage, or biodiversity designations, and is not located within an area at risk of flooding. 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 any potential mitigation measures and potential acoustic and air quality assessment requirements) are considered a potentially suitable option when assessed against			

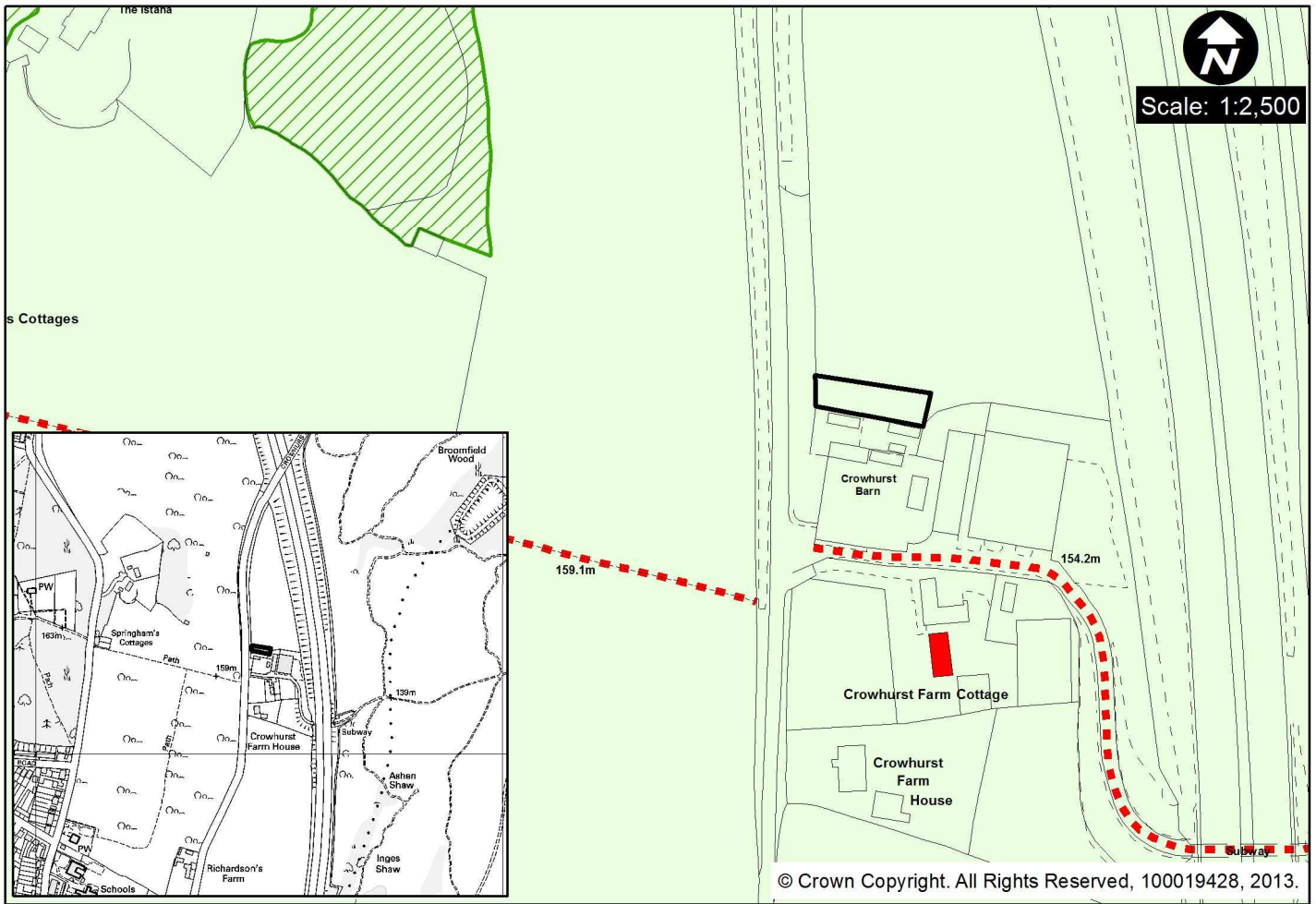
	the criteria for suitability. The impact of this site will need to be considered alongside the proposed site option for additional pitches at Eagles Farm.
Deliverability:	The site is available. It currently has temporary planning permission until February 2018.

Consult on potential to allocate?



Potential Capacity	Total 2 permanent pitches
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Eagles Farm (add), Crowhurst Lane, West Kingsdown



Site Description:	This site has existing permission for two temporary static caravans and two permanent static caravans permitted under refs 99/02336/CONVAR and 04/00640). The site area under consideration for additional pitches is 0.05ha.			
Relevant Planning History	Application Details		Application History	
	<p>07/00819/FUL Use of land for the stationing of two static caravans for gypsy accommodation.</p>		<p>Approved (20/02/08) Temporary permission granted for 5 years and conditioned to the named applicants. Landscaping scheme must be approved within 6 months and implemented within 12 months of the approval commencement date.</p>	
	<p>12/03330/CONVAR Variation of condition No 1 (temporary permission for 5 years) of SE/07/00819/FUL (Use of land for the stationing of two static caravans for gypsy accommodation) - renewal for further period.</p>		<p>Approved (15/02/13) Temporary permission granted for 5 years and conditioned to the named applicants. Soft landscaping scheme along the northern boundary must be approved within 3 months and implemented within 12 months of the approval commencement date.</p>	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully	The SFRA	The site is relatively	Site is well located

	within the Metropolitan Green Belt	indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	flat.	within walking distance to the village centre at West Kingsdown. There is a PROW along the southern boundary of the site
	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).
	Site is within an AQMA buffer zone	Existing site is considered to be appropriately screened for occupation.	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	
	The pitches are not readily visible from public vantage points due to an existing large industrial unit structure and landscaping around Eagles Farm, and as a result do not have a significant impact on local character.	The site is not considered to impact on existing residents due to the distance between the site and surrounding development.	Existing vehicular access is considered acceptable. Pedestrian access is from same point.	
Suitability:	<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 5 years, and forms part of a wider site containing permanent pitches that have been established in the Green Belt since 1995. In all other respects this site is considered suitable for 2 pitches, as it is not subject to any other landscape, heritage, or biodiversity designations, and is not located within an area at risk of flooding. 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 any potential mitigation measures and potential acoustic and air quality assessment requirements) are considered a suitable option when assessed against the criteria for suitability. The impact of this site will need to be considered alongside the proposed site option for additional pitches at Eagles Farm.</p>			

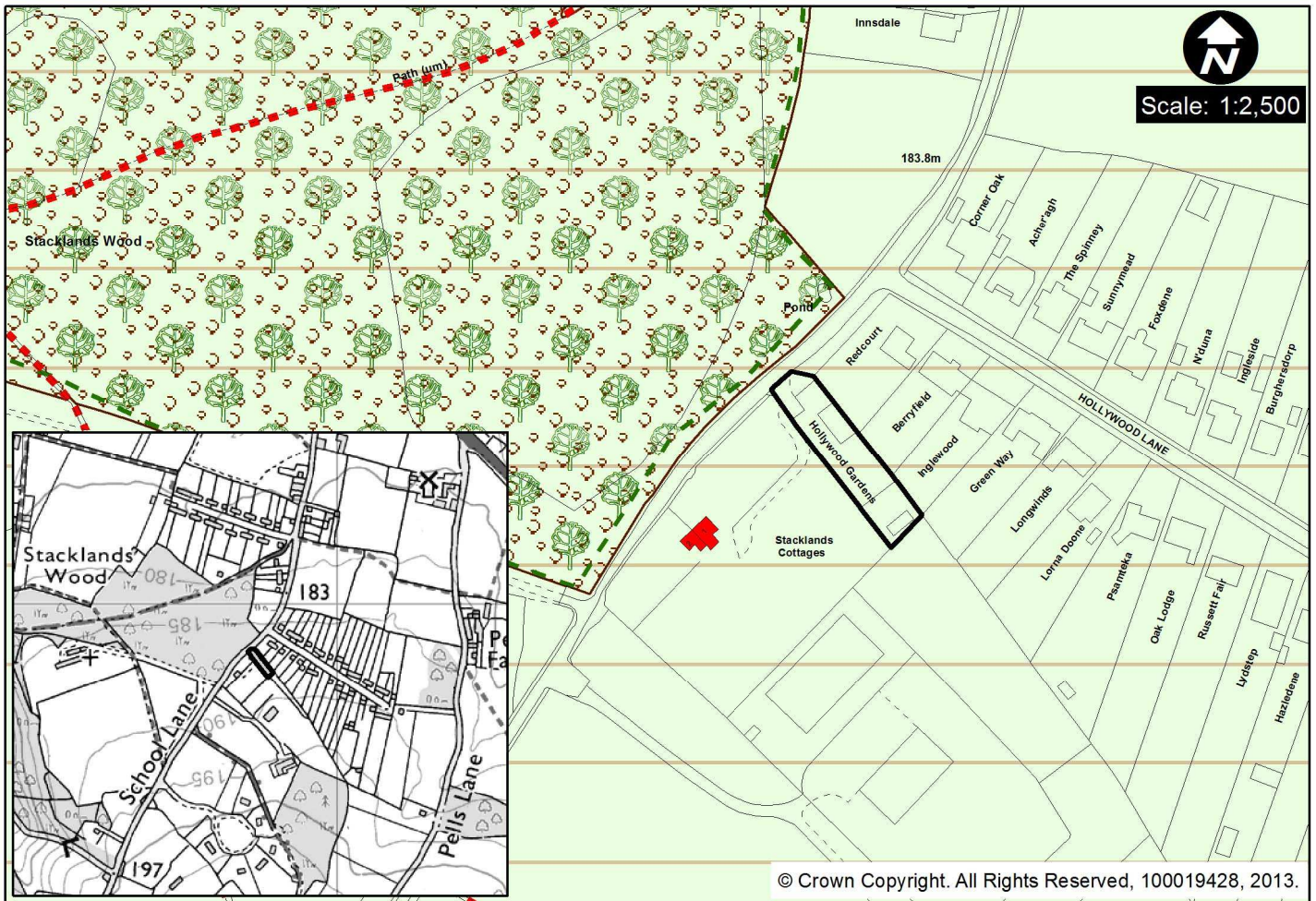
Deliverability:	The site is available and is actively being promoted.

Consult on potential to allocate?



Potential Capacity	Total 2 permanent pitches
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Hollywood Gardens, School Lane, West Kingsdown



<p>Site Description:</p>	<p>This is a temporary site of 0.11ha containing 1 pitch. It is situated behind a residential frontage.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>05/02960/FUL: Change of use of the land to a gypsy/traveller site for one family and the retention of a static caravan and outbuilding</p>	<p>Approved on Appeal (01/05/07) Temporary permission granted at appeal for 3 years for no more than 2 caravans (only one being static) and no other sheds, stables or structures shall be placed on the land. Appeal decision granted.</p>
	<p>10/00824/CONVAR: To remove or vary condition 2 (the use hereby permitted shall be for a limited period being the period of three years from 1st May 2007) of SE/05/02960/FUL</p>	<p>Approved (18/05/10) Permission granted for no more than 2 caravans to be stationed on the site at any one time, which only one can be static, for a period of 3 years. The permission is not conditioned to the named applicants, but only authorises the use of the land as a caravan site by persons defined as Gypsies and Travellers in Circular 01/2006. Granted temporary rather than permanent permission due to the special circumstances i.e need and lack of</p>

		provision, whilst the Gypsy and Traveller Plan is being prepared, as this will also allow regulation of the site, due to some constraints such as access. Harm to the green belt outweighs the justification for permanent permission.		
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 relatively flat	Site is considered to be fairly well connected to local services.
	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.	Existing site provides sufficient privacy for occupiers.	Site is fully within Kent Downs AONB, and is adjacent to a Site of Nature Conservation Interest (SNCI).	Site is approx. 50 metres from a listed building.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents		Vehicle and pedestrian access
	Site is well kept and of a low density so not considered to have a significant adverse impact on the character of the local area. The entrance to the site and position along the built frontage does not detract from the character of the local street scene.	The site is well kept and contains screening. It is not considered to have a significant adverse impact on the amenity of existing residents.		Previous objections to highways safety and access by Highways Authority due to poor visibility in both directions for vehicles leaving the site. However the site option is not proposing an overintensification. Rural lane is not suitable for pedestrians.

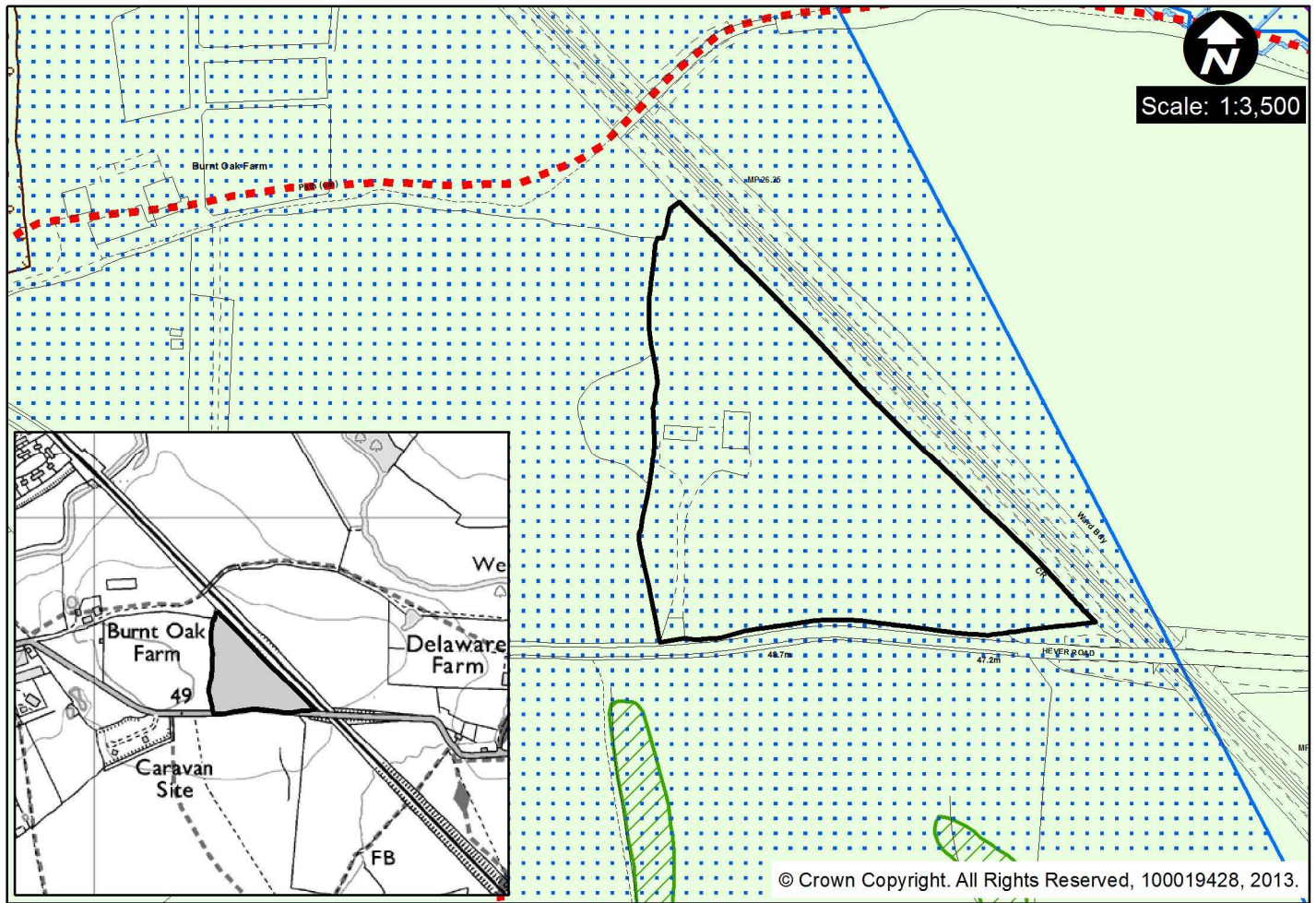
Suitability:	Whilst the site is situated along a rural lane, it forms part of the established residential built frontage and is considered to be well connected to local services and facilities. There are some landscape constraints that exist for this site, being the Kent Downs AONB and proximity to an SNCI. However, the site is well kept and does not significantly detract from the character of the surrounding area, and is not obtrusive within the landscape. An overintensification of use is not being proposed so will not exacerbate any highways use.
Deliverability:	Site is actively being promoted as it is an existing temporary permission and is available.

Consult on potential to allocate?



Potential Capacity	1 total permanent pitch
Design Parameters: Design and Layout Landscape Access	
Phasing	

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 No gypsy pitches together with the</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</p>	

	formation of additional hard standing ancillary to that use.		of a barn for B1 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). There is no indication of any surface water flooding affecting the site. Temporary permission was first granted on this site by the Inspector before this designation came into effect.	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 provided.
	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		Site is not considered to	Existing vehicular access

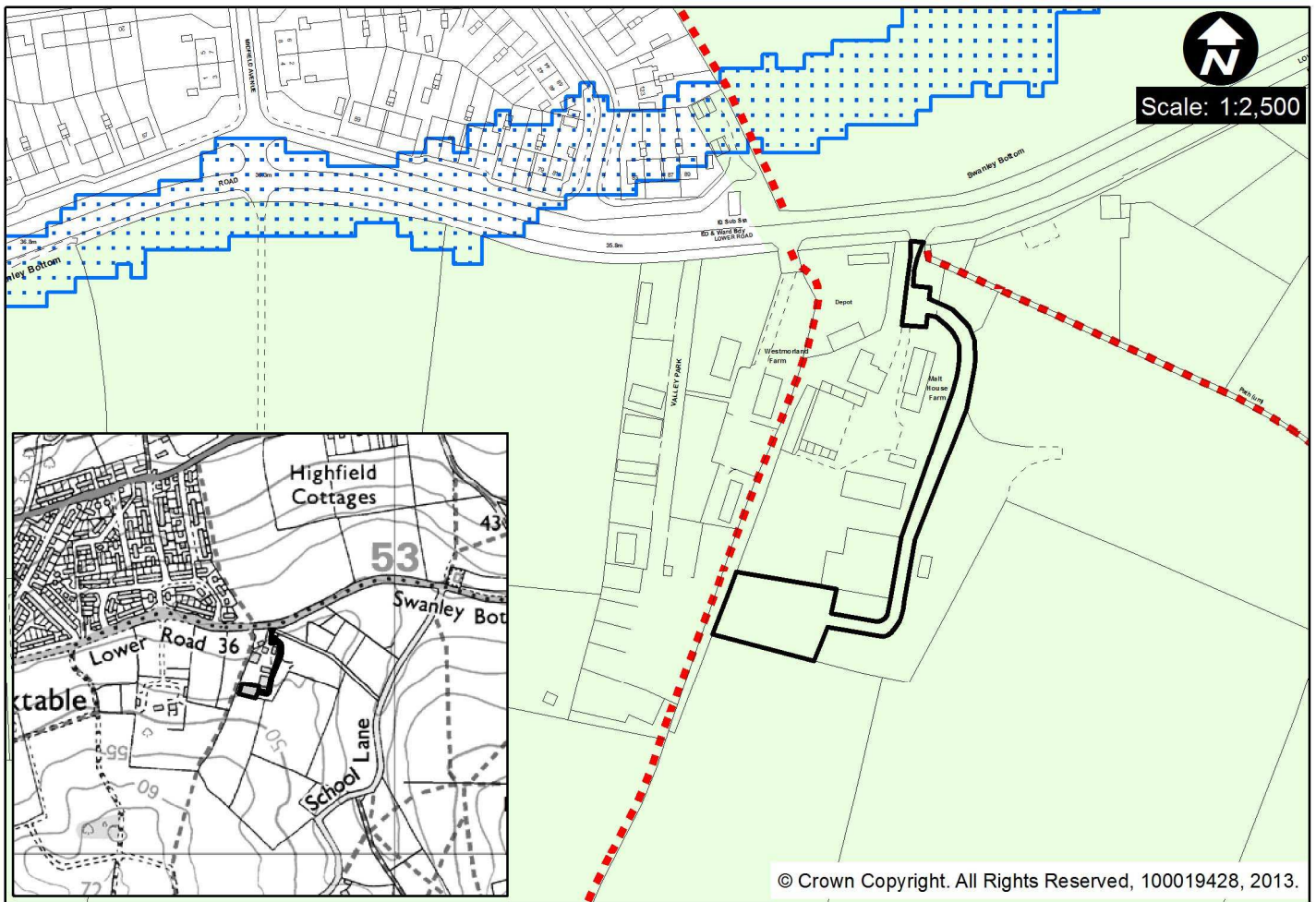
	prominent site in the landscape with views in and out of the site, and can be viewed from several locations along Hever Road.	impact on existing residents due to the distance from other properties. The site is however situated in close proximity to the public traveller site on Hever Road.	from Hever Road is considered to be suitable. However this is a busy road and there is no pedestrian pavement.
Suitability:	The site is located along a busy road forming part of the existing frontage leading into Edenbridge Town centre, so is considered to be fairly well connected to the local service centre. The site is also located outside of any AQMAs and is not subject to any nature or heritage designations. 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 7 pitches. 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 advise to be sought from the EA) are considered a potentially suitable option when assessed against the criteria for suitability.		
Deliverability:	The site is available. It currently has temporary planning permission until February 2017. A Phase 1 contaminated land assessment may be required as there is a former landfill on the site.		

Allocate?



Potential Capacity	7 total permanent pitches.
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Malt House Farm, Lower Road, Hextable



<p>Site Description:</p>	<p>This is a temporary site of 0.19ha containing 1 pitch. It is situated adjacent to a bus depot site and another existing permanent Gypsy and Traveller site.</p>			
<p>Relevant Planning History</p>	<p>Application Details</p>		<p>Application History</p>	
	<p>10/01514/FUL Change of use of land to station one mobile home (retrospective)</p>	<p>Approved (28/10/10) Temporary permission granted for the named applicants for 3 years. No more than two caravans (one being static) can be stationed on the site at any time.</p>		
<p>13/02372/CONVAR Variation of conditions 1 and 3 of SE/10/01514/FUL - Change of use of land to station 1 mobile home - with amendment to allow continued use for another 3 years</p>	<p>Approved (07/01/14) Temporary permission granted for a further 3 years as it was found that the very special circumstances put forward in the previous application that was granted were still found to be relevant. However, a temporary rather than permanent permission will accord with the provision of the Gypsy and Traveller Plan work programme.</p>			
<p>Constraints:</p>	<p>Green Belt</p>	<p>Flood Risk</p>	<p>Topography</p>	<p>Connection to local services</p>

	<p>This site lies fully within the Metropolitan Green Belt</p>	<p>The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.</p>	<p>The driveway to the site rises up away from the road where the mobile home and farm buildings are sited. The land rises to the east where the site becomes more open.</p>	<p>Site is considered to be well connected to the village. Whilst there is not a footpath in this particular location on either side of the highway, the site is located in close proximity to an established residential frontage on the opposite side of Lower Road and adjacent to a permanent Gypsy and Traveller site. Therefore it is considered a sustainable location within suitable walking distance to the local services at Hextable, which include a village store and Post Office, a primary school and secondary school, and a doctor's surgery.</p>
	<p>Noise and Air Quality</p>	<p>Privacy of Site for Occupier</p>	<p>Landscape (e.g. AONB), Biodiversity</p>	<p>Designate Heritage Asset (incl. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)</p>
	<p>The site is not located within an AQMA nor are there any unacceptable noise constraints.</p>	<p>The mobile home is set back and well integrated in the wider farm complex so has a fair amount of privacy for the occupier. There is however a PROW running along the western boundary of the site,</p>	<p>This site is not in the AONB and has no national or local nature conservation designation.</p>	<p>The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.</p>

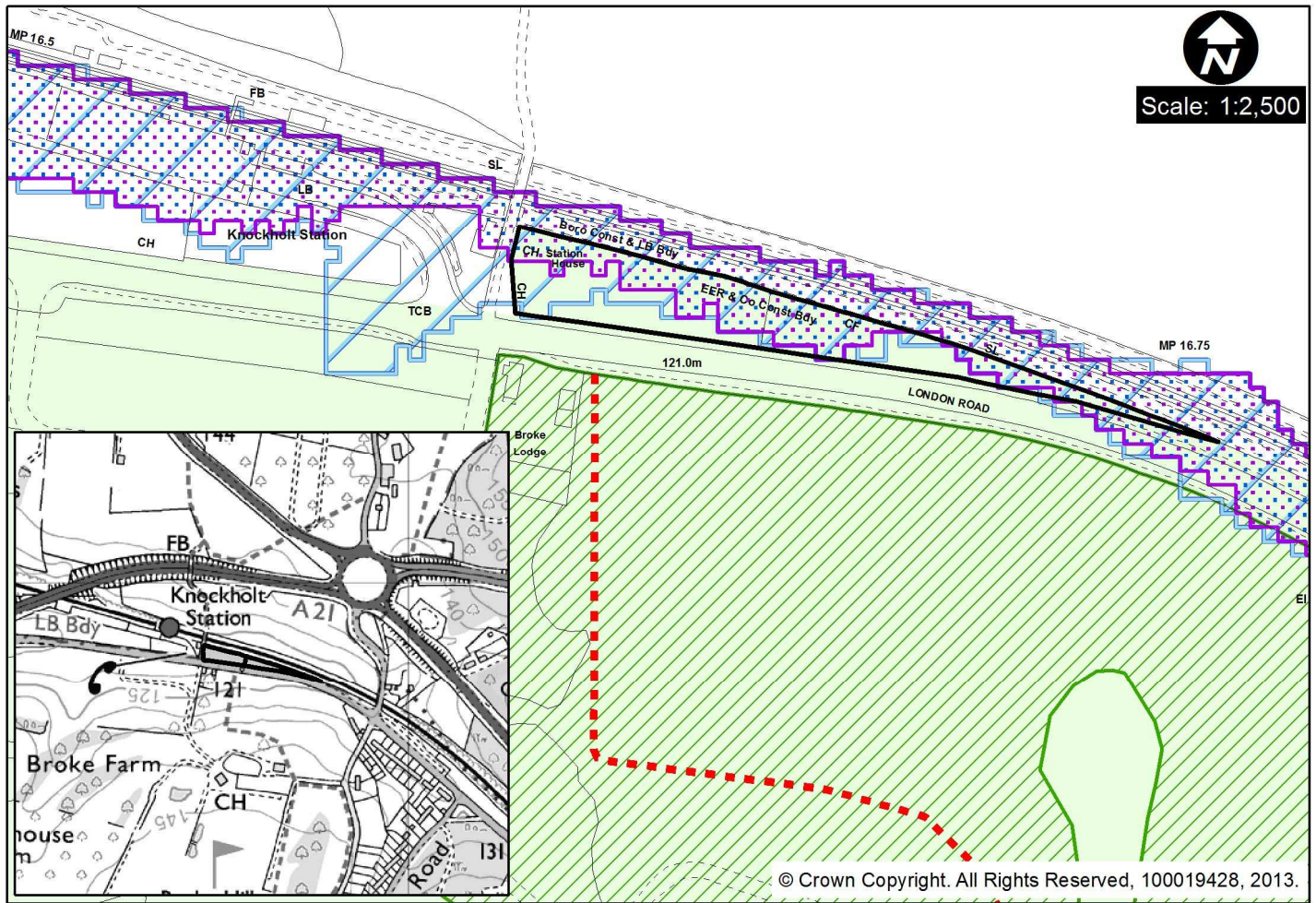
		adjacent to Valley Park (an existing permanent Gypsy and Traveller site). Further screening may be required to mitigate any potential privacy impacts.		
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	There is a public footpath running alongside the edge of the site. The site not very prominent from the road, but becomes quite open in the countryside and can be clearly seen from approx. 50-100 metres along the footpath where the tree line ends. Domestic paraphernalia can be clearly seen from this viewpoint. The Farm complex rather than mobile home itself becomes more prominent.	The site is not considered to impact upon the amenity of existing residents as the site	The site has an existing vehicular access from Lower Road.	
Suitability:	The site is well located in relation to local services and facilities, and is located outside of an area of flood risk and protected land such as AONB. The site will not have an impact on existing residential amenity, and with some additional screening to the west of the site, would not considerably impact the local landscape character. 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 since permission was first granted two and a half years ago and in all other respects is considered suitable for 1 permanent pitches. 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 the proposed mitigation measures such as additional screening along the western boundary of the site) are considered to be potentially suitable when assessed against the suitability criteria.			
Deliverability:	The site is available. It currently has temporary planning permission until January 2017. A Phase 1 contaminated land assessment may be required due to the location next to a potentially contaminated site.			

Consult on potential to allocate?



Potential Capacity	Total of 1 permanent pitch.
Design Parameters: Design and Layout Landscape Access	
Phasing	

Site Address: Land east of Knockholt Station, Halstead.



<p>Site Description:</p>	<p>This is a temporary site which lies at the bottom of a gently sloping valley. It is situated between a main road, railway line, and a public footpath. The site is 0.40ha. The site is being considered for the temporary use to be made permanent as well as an additional 6 pitches to be accommodated permanently on site.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>03/00292/FUL Use of land as a private gypsy caravan site (6 pitches).</p>	<p>Refused (02/04/03) Reasons for refusal include harm caused to the openness of the Green Belt, and Special Landscape Area.</p>
	<p>06/03260/FUL Use of land as a private gypsy caravan site (6 pitches).</p>	<p>Approved at appeal (18/06/08) Granted temporary permission on appeal for a 3 year period and for the named applicants. Permission is granted for the stationing of 7 caravans, which no more than 3 shall be static and 4 touring caravans.</p>
<p>11/01510/FUL Permanent use of the land as a gypsy and traveller caravan site including proposed amenity buildings.</p>	<p>Approved (02/09/11) The site was granted temporary permission for a period of 3 years, rather than permanent. The permission is for no more than 7 caravans, of which only 3 can be static, to be stationed on the land</p>	

			at any one time for the named applicants. It was considered by the Council that permanent permission would be premature to the formal consideration process of allocating sites with a Gypsy and Traveller Plan.	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site fully lies within the Metropolitan Green Belt.	Site is partly situated within EA fluvial Flood Zone 3, and Strategic Flood Risk Assessment Flood Zone 3b (functional floodplain). The EA have advised that the site is not at risk of flooding due to being located within a dry valley. KCC have advised that there may be a chance of some surface water accumulation during exceptionally wet periods, but are unaware of any previous significant flooding events from any water sources.	The site is flat	The site is located on a main road where there is a mix of commercial uses. The site is not a significant distance from the main residential development of Badgers Mount, which is also served by public bus services to the surrounding towns of Bromley and Tunbridge Wells.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Assets (incl. Schedule Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)
	Site is located adjacent to the railway line but is not considered to experience significant continuous noise or air quality issues.	There is fencing along the main road provided screening to the site.	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.

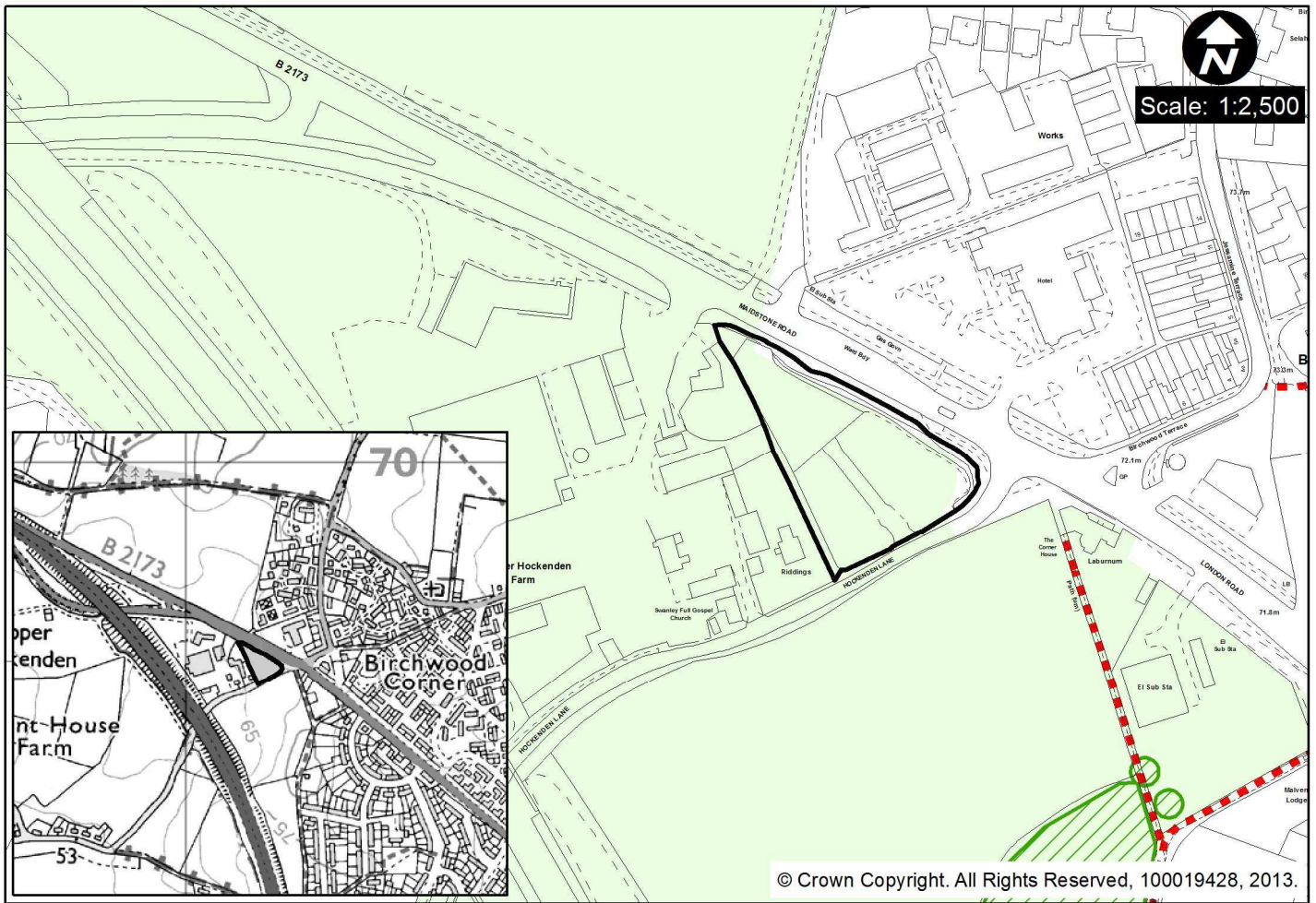
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	The site is situated along a built frontage of a mix of commercial uses, and the railway station. The land use is compatible with the surrounding land uses and is not prominent from the street scene with only shallow roofs visible.	The site is currently well screened along the main road, and is not considered to impact upon the amenity of neighbouring residents at Brooke Lodge. The other neighbouring land uses are a mix of commercial uses, which this site does not impact upon in terms of amenity value.	Vehicular access is currently gained from London Road and no objections were raised in the recent permission by Kent Highways to this access. There is a public right of way of way running opposite the site alongside Brooke Lodge.	
Suitability:	The site will have limited impact on the local character of the area and neighbouring residents. It has good access, and is also very accessible in terms of public transport. 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 6 pitches. 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 screening adjacent to the footpath and sustainable drainage) is considered to be potentially suitable when assessed against the suitability criteria.			
Deliverability:	The site is available. It currently has temporary planning permission for 6 pitches until September 2015. The proposed site option to make the temporary pitches permanent will need to be considered in line with the additional 6 pitches promoted through the call for sites to be accommodated on the same site. It is likely that Phase 1 and Phase 2 contaminated land assessments will be required due to the former use of the site and associated adjacent land use.			

Consult on potential to allocate?



Potential Capacity	Total 12 permanent pitches (6 temporary to be made permanent and 6 additional pitches)
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

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>04/02643/FUL Change of use to residential caravan site for two gypsy families with 4 caravans and one transit pitch.</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</p>	<p>Application History</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>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>

	site.			
	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 M25 motorway.	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	This is a well kept site, with some soft landscaping acting as screening for existing		The current access had no objections from the local Highway Authority in the most recent

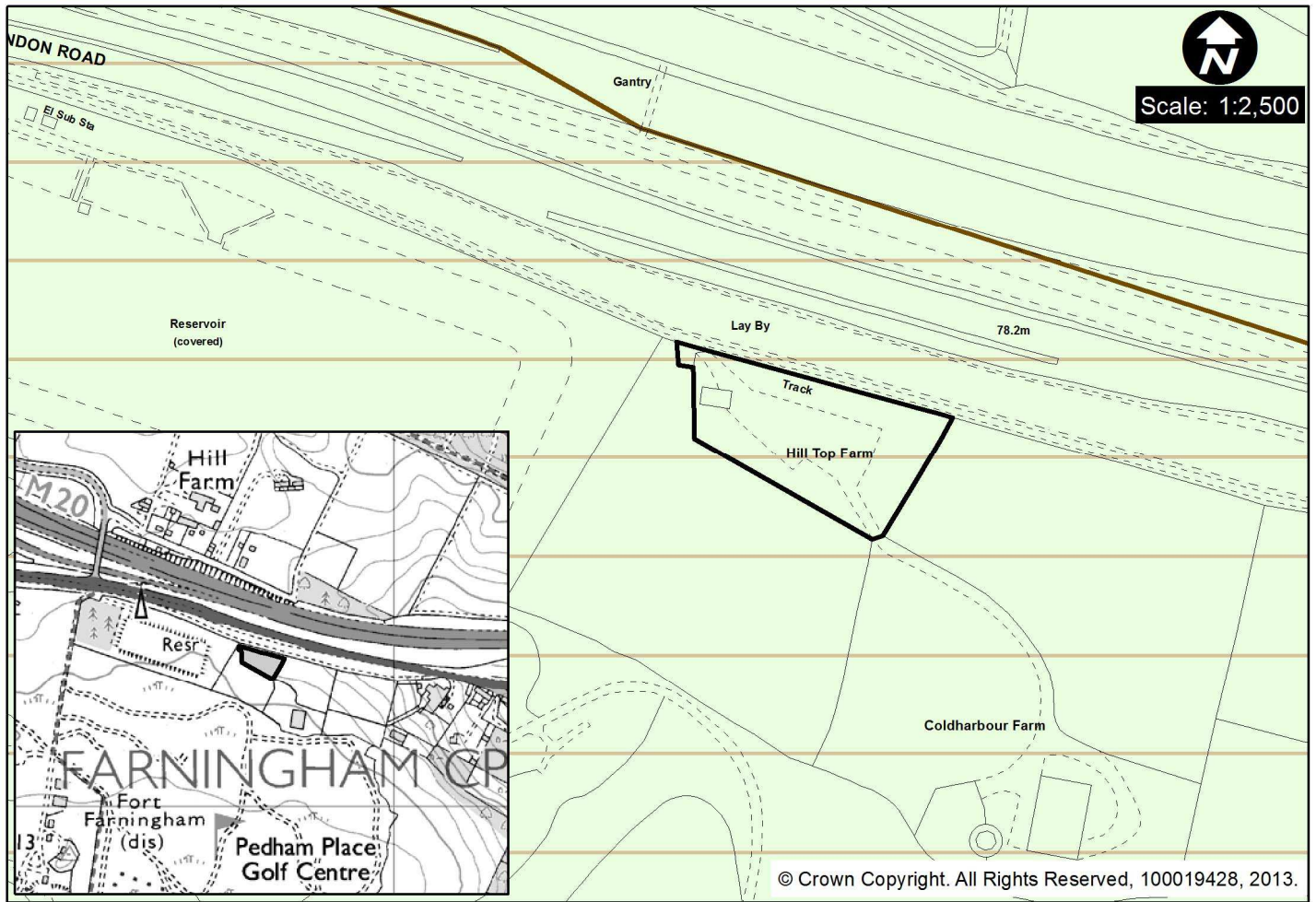
	level buildings in the surrounding area. The site also lies opposite a larger hotel and restaurant complex. The site is not considered to be intrusive in the landscape or impact the local character of the area.	residents. It is therefore not considered to impact significantly on the amenities of surrounding residents.	permission. It is close to the junction with London Road.
Suitability:	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 3 permanent pitches. 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.		
Deliverability:	The site is available. It currently has temporary planning permission until December 2014.		

Consult on potential to allocate?



Potential Capacity	Total of 3 permanent pitches.
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Hilltop Farm, London Road, Farningham



Site Description:	This is a temporary site containing 5 pitches, and is 0.36ha in size. The site is situated adjacent to a golf course and covered reservoir.	
Relevant Planning History	Application Details	Application History
	04/01814/FUL Change of use to residential stationing of ten caravans and mobile homes for an extended gypsy family.	Refused and Appeal dismissed (26/10/05) The Secretary of State disagreed with the Inspector's decision and dismissed the appeal. Substantial weight was given to the potential harm caused to the Green Belt. The special circumstances put forward by the applicant and the fact that there is a shortage of provision were not considered sufficient to outweigh the harm caused to the Green Belt, and so temporary permission was not considered appropriate.
07/01984/FUL Retrospective application for a change of use to a caravan site with the stationing of ten caravans (up to five of which can be mobile homes) to accommodate one extended gypsy	Refused (11/09/08) Refused retrospective change of use to a caravan site with the stationing of 10 caravans. The first reason for refusal given was that the proposal would be harmful and inappropriate development	

	family.		in the Green Belt. The two other reasons given were that the site lies adjacent to an AQMA and that it had not been demonstrated that the site was not subject to impacts of travel pollutants, and it had not been demonstrated that the site would be suitable for residential use given its proximity to the A20 and M25 in terms of impacts of traffic noise.	
	09/00444/FUL Change of use to include the stationing of caravans to accommodate one extended gypsy family.		Approved (07/03/12) Temporary permission granted for 3 years for the named applicants only for the stationing of no more than 9 caravans, which no more than 5 shall be static, to be stationed on the site at any one time. No commercial activities shall take place on the site or the storage of any materials. The decision was issued in 2012 therefore the permission has not yet expired.	
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 in a raised location above London Road. The site gently slopes upwards towards the south-eastern corner.	Site is not considered to be well connected to local services due to its fairly remote location. There is however a public right of way adjoining the entrance of the driveway which runs through the adjacent golf course.
	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)
	Site is within an AQMA buffer zone. Potential noise quality issues due to traffic impacts	There is some existing screening along the northern, southern, and western edge of the site.	Site is fully within the Kent Downs AONB. It has no local nature conservation designations.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets.

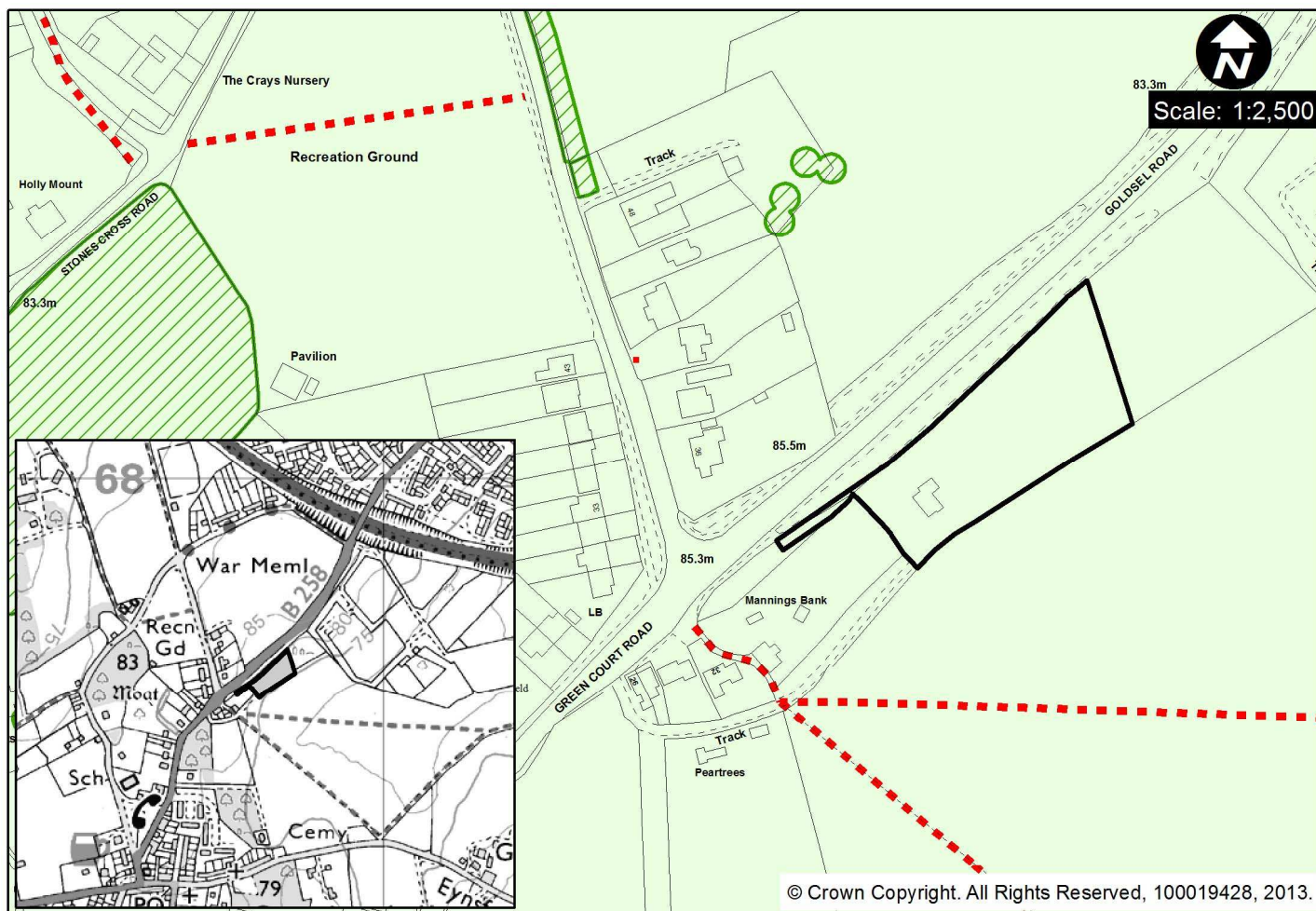
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access
	There are some longer views into the site from the north-eastern corner.	It is considered that there is limited impact on residential amenity due to the distance from neighbouring properties.	Current access is off London Road and is a private track. Pedestrian access would be from the same location.
Suitability:	The site has existing access from London Road, and will not impact upon neighbouring land uses or residential amenities. Within the NPPF, great weight is given to conserving the landscape and scenic beauty in the District's Areas of Outstanding Natural Beauty, and conserving the openness and character of the Green Belt. Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, the existing site contains some screening, and could be further screened, significantly reducing any adverse impact on the landscape character. As the site has been occupied by caravans for 3 and a half years, retention of the existing caravan would not impact further on the character of the AONB. The need for the continued use of this site as a caravan site by persons defined as Gypsies and Travellers (with the proposed mitigation measures of additional landscape screening); the suitability of the site in other respects and the limited harm to the AONB make this site potentially acceptable as an allocation, and is proposed that the consultation document should include a proposal for 5 permanent pitches.		
Deliverability:	The site is available. It currently has temporary planning permission until March 2015. A Phase 1 contaminated land assessment may be required due to the adjacent land use.		

Consult on potential to allocate?



Potential Capacity	Total of 5 permanent pitches.
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Robertsons Nursery, Goldsel Road, Swanley



Site Description:	This is a temporary site containing 1 pitch and is 0.42 ha in size. It is located opposite some residential properties on the edge of the settlement of Crockenhill on the border with Swanley.	
Relevant Planning History	Application Details	Application History
	08/02349/FUL Retention of mobile home and hard standing and proposed utility building	Approved (24/07/09) This was a temporary permission for a period of 3 years approved for the stationing of two caravans, one of which is to be static, for the named applicants only. No commercial activities shall take place on the land or the storage of materials other than for the keeping of horses in need for isolation. No building, enclosure, or temporary structures shall be erected other than those on the approved utility block plan.
12/00894/FUL Retention of mobile home & hard standing & proposed utility building.	Approved (28/06/12) This is a temporary permission for a period of 3 years approved for the stationing of two caravans, one of which is to be static, for the named applicants only. No commercial activities or the storage of materials shall take place on	

		the land. No building, enclosure, or temporary structures shall be erected other than those on the approved utility block plan.		
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 Zone 2 and 3 and is not liable to flooding.	Low-lying and gently sloping down from the entrance drive.	The site is considered to be well connected to the local facilities and services of Crockenhill, providing a primary school, local shop and post office, and fairly well located to the larger urban area of Swanley.
	Noise and Air Quality	Privacy of Site for Occupier	Landscape (e.g. AONB), Biodiversity	Designate Heritage Asset (incl. Scheduled Monument, Listed Building, Registered Park and Garden, Conservation Area)
	The site is located within the buffer zone for an AQMA.	The site is not considered to have any issues regarding privacy for occupants. It is well screened and located on lower lying land than the adjacent main road.	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	
	The site is currently fairly well screened, and is not considered to impact upon the local character of the area, which consists of fairly low density housing. It is not prominent from the main road and is not intrusive to the countryside.	The site is situated close to existing residential properties, but its location on the opposite side of Goldsel Road and location on lower ground means that it does not significantly impact on the amenities of existing residents.	The existing site access is off London Road, and is considered suitable both for vehicles and pedestrians.	

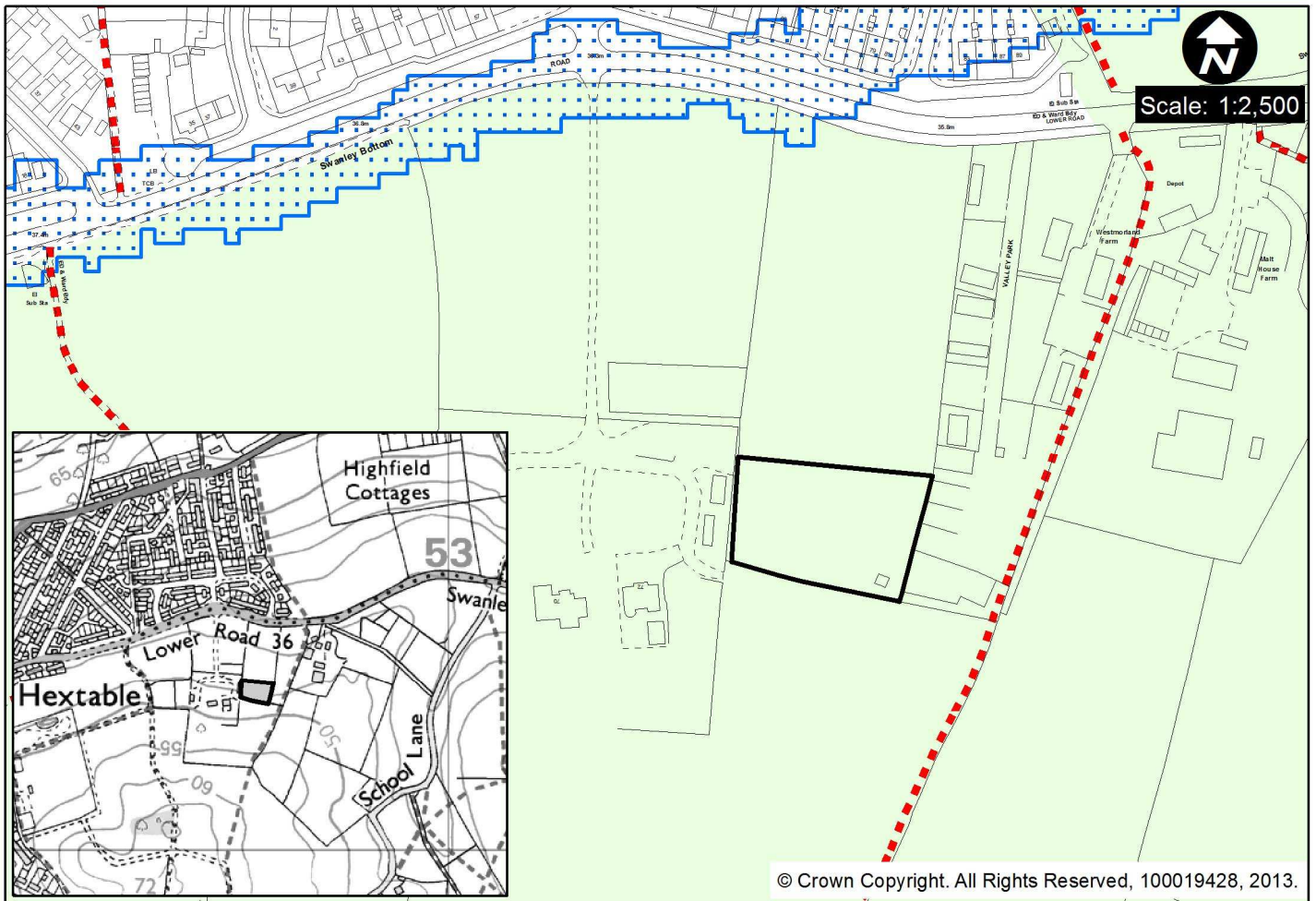
Suitability:	This site is considered to be well connected to local facilities and services, and will not have an intrusive impact on the landscape, or impact upon local residential amenities. Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, this site has been established in the Green Belt for 4 years and in all other respects is considered suitable for 1 pitch. 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.
Deliverability:	The site is available. It currently has temporary planning permission until June 2015.

Consult on potential to allocate?



Potential Capacity	Total of 1 permanent pitch.
Design Parameters: Design and Layout Landscape Access	
Phasing	

Site Address: Land adj. Valley Park south, Lower Road, Hextable.



Site Description:	This site is located adjacent to an existing permanent Gypsy and Traveller site known as Valley Park, associated with the adjoining Westmorland Farm, and opposite an established residential area. Adjacent to the western boundary of the proposed site are nos. 70-72 Lower Road, where both of which include a mobile home within their curtilage. The proposed site is approximately 0.28ha. The rear of the site is used for the keeping of horses. This site is proposed for 5 pitches providing an extension to the existing Valley Park site.	
Relevant Planning History	Application Details None	Application History None
Relevant Planning History on adjacent sites	Valley Park – 90/02091/HIST – 90/02098/HIST 8 separate applications each for the change of use for stationing of residential mobile home and one touring caravan on one plot each.	All Allowed on Appeal (29/05/92) Temporary permission granted for the collective site of 8 pitches for 3 years for the named applicants.
	Valley Park - 94/02230/HIST Use of land for caravan site for 8 pitches as amended by letter received on 14.12.94	Approved (08/03/95) Temporary permission granted for 3 years for 8 pitches (Plots 1, 2, 3, 11, 12 and 12a to have 1 mobile home and 1 touring caravan stationed at any one time. Plots 10 and 10a to have no more than 1 mobile home stationed on the land at any one time). Permission granted for the

		named applicants, and in the event of an owner ceasing to occupy that part of the land, the land cannot be used for the stationing or storage of caravans without arrival from the Council. No vehicles are to be parked along the central access.
	Valley Park - 98/00290/HIST Continued use of land as 8 pitch gypsy caravan site without complying with condition 1 of SE/94/2230 decision notice.	Approved (21/08/98) Permanent permission was granted for continued use of the land as a gypsy caravan site for 8 pitches. The decision also removed the condition regarding the named applicants.
	Valley Park - 99/02400/CONVAR Variation of condition no 1 - SE/98/0290 to enable two mobile homes to be stored and stationed on the land instead of one mobile home and one touring caravan.	Approved on Appeal (21/06/00) The Inspector considered there were very special circumstances that outweigh any additional harm to the Green Belt and allowed the appeal granting personal permission for two mobile homes to be stationed on the land instead of one mobile home and one touring caravan.
	Westmorland Farm - 99/00455/HIST Varied personal permission to include immediate family of occupant for stationing of a mobile home and the storing of a caravan (allowed at appeal of enforcement notice in 1984)	Approved (21/09/99) Permanent personal permission granted in 1984, varied in 1999 to include immediate family, for one mobile home and one touring caravan. In the event of an owner ceasing to occupy that part of the land, the land cannot be used for the stationing or storage of caravans without arrival from the Council.
	Westmorland Farm -99/02626/FUL Use of land as a four pitch gypsy caravan site.	Allowed on Appeal (23/02/01) Permission granted for no more than two touring caravans or one mobile home and one touring caravan to be placed on each pitch at any one time. No named applicants, but to be occupied only by gypsies falling within the statutory definition.
	Westmorland Farm - 02/01984/FUL Creation of three additional plots for gypsy families.	Allowed on Appeal (05/02/04) Temporary permission granted for 5 years for 3 pitches (additional to the 4 permanent pitches previously permitted above). The permitted use cannot take place until the existing mobile unit or portakabin used for educational purposes on the southern part of the site is removed. No more than two touring caravans or one mobile home and one touring caravan shall be stored on each plot at any one time. No named

			applicants, but to be occupied only by gypsies falling within the statutory definition.	
	Adjacent site 72 Lower Road – 06/00532/FUL Retention and siting of residential mobile home for the joint lives of dependant relatives		Refused The stationing of this mobile home lies outside of the curtilage of the residential property. It was refused permission due to the impact on the openness of the Green Belt and countryside.	
	Adjacent site 72 Lower Road – 310/83/162 Enforcement notice for the making of a material change in the use of the land as a residential caravan site without planning permission.		Allowed on Appeal (19/12/08) The Inspector granted personal permission for the stationing of no more than one caravan at any one time on the land, and be restored to its previous condition within two months of the cease of the use by the named applicants. The caravan did not fall within the curtilage of the residential property to which it was ancillary to. Permission was granted due to very special circumstances surrounding the health matters of the gypsy occupants, and connection of family residing in the property at 72 Lower Road.	
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 very gently slopes to the south away from the highway.	Site is considered to be well connected to the village. The site is located opposite an established residential area. Therefore it is considered a sustainable location within suitable walking distance to the local services at Hextable, which include a village store and Post Office, a primary school and secondary school, and a doctor's surgery.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site is very open from Lower Road, and can be seen from both the highway and the residential properties to the west. It is also adjacent to an existing permanent Gypsy site, which is bounded by a wall so provides screening.	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	
	Whilst the site lies adjacent to an existing permanent Gypsy site, with numerous planning permissions (outlined above), additional pitches here may cause a cumulative impact on the character of the countryside. The rear of the site is less visible from Lower Road, and could be viewed in the wider landscape as part of the existing permanent Gypsy site adjacent.	The site is very open and can be viewed from Lower Road and the neighbouring residential development opposite. It is also in close proximity to two residential buildings at 70 and 72 Lower Road, which the upper floors are visible from this site.	There is vehicular access for the adjacent valley park site and two PROWs in close proximity.	
Suitability:	The site is well located in relation to local services at Hextable, and lies outside of an AONB. It is also not affected by air or noise quality issues. Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, this site lies adjacent to an existing Gypsy and Traveller site established within the Green Belt for 23 years and in all other respects is considered suitable for 5 pitches. Due to the concentration of number of pitches already permitted within the existing site, a lesser number of pitches than the government's guideline for an appropriate figure of 15 pitches on new sites is being considered as a site option. 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 proposed mitigation measures) is considered to be potentially suitable when assessed against the suitability			

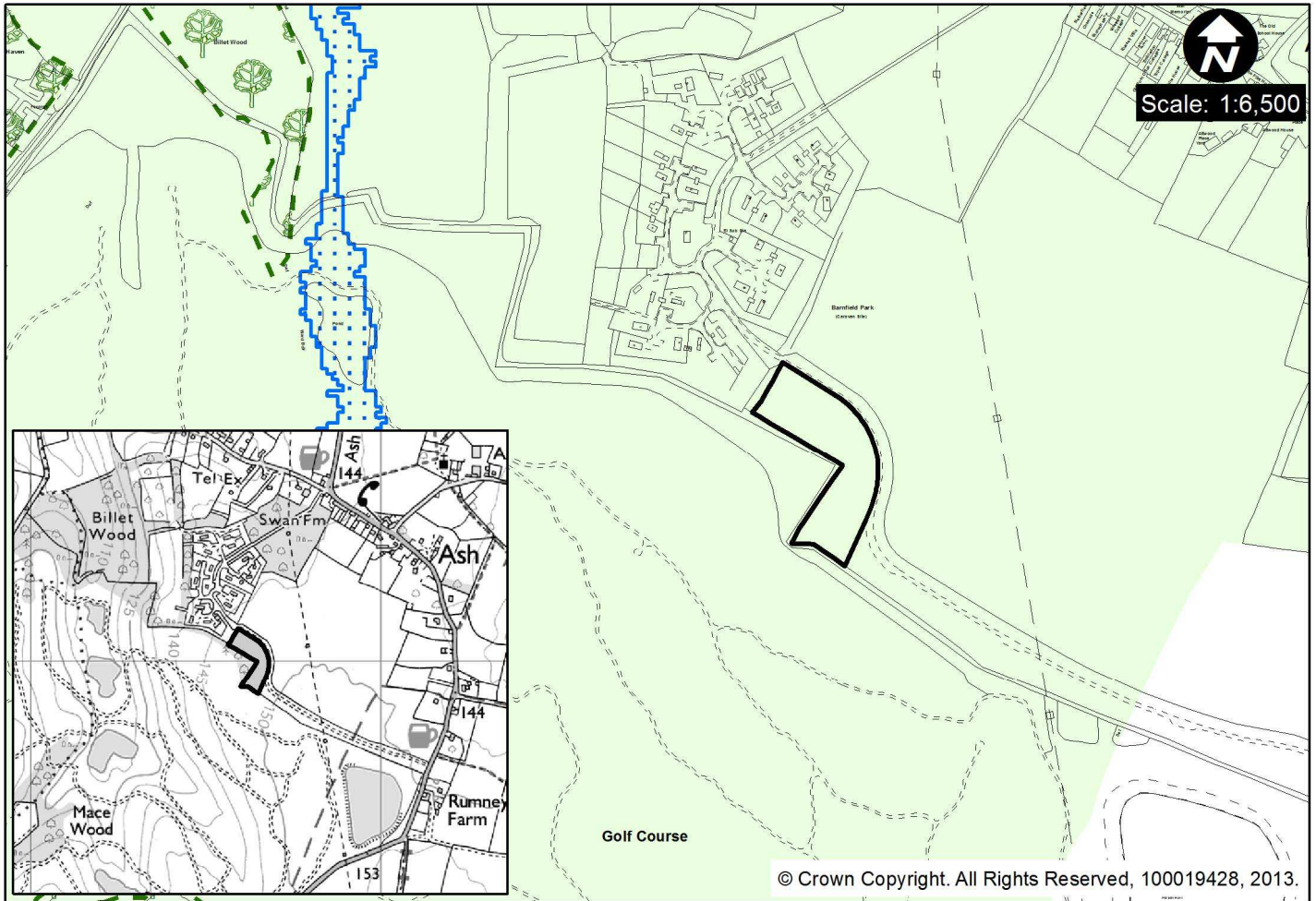
	criteria.
Deliverability:	The site is available and is being actively promoted.

Consult on potential to allocate?



Potential Capacity	<p>5 pitches.</p> <p>The site was promoted during the call for sites in August 2012 for a wider area of land adjacent to Valley Park, fronting the highway to the north. After having assessed the suitability of the originally promoted site, the Council consider this portion of the site to be suitable for the provision of Gypsy and Traveller pitches.</p>
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Barnfield Park, Ash



Site Description:	The site is approximately 0.96ha and lies adjacent to the entrance way of Barnfield Park, which is an existing public Gypsy and Traveller site containing 35 pitches.			
Relevant Planning History	Application Details		Application History	
	<p>92/01141/HIST Change of use of land to provision of Gypsy Caravan Site for 35 pitches (45 caravans maximum), landscaping, amenity woodland, paddock, reclamation for agriculture and provision of new access and ancillary amenity/toilet blocks</p>		<p>Approved by SoS (28/06/95) The SoS approved this application on the grounds that the benefits of the proposal outweigh the harm it will cause, with very special circumstances existing to justify granting permission. No more than 35 pitches shall be provided on the site, containing no more than a total of 45 caravans, whether in residential use or not. No additional shed, washroom, or any other structure whatsoever shall be erected anywhere on the site without the prior consent in writing of the County Planning Authority.</p>	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site lies fully within the Metropolitan	The SFRA indicates that the site is not within	The site is flat, with a large ditch running alongside	The site is fairly well connected to the local service

	Green Belt.	Flood Zones 2 and 3 and is not liable to flooding.	both sides of the access road.	centre of Ash, providing a community hall and public house. Access would largely be by vehicle due to the nature of the rural lanes in this area. However, there is a network of PROWs on the opposite of The Street, with one approx. 400m from the site entrance.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The adjoining land use is a Gypsy and Traveller site, therefore in order to maintain occupier privacy, the current screening would need to be maintained or re-provided.	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 would form an extension to an existing public Gypsy and Traveller site. The site is well screened from the west and south, fronting onto the entrance drive to the established site. The otherwise of the entrance drive is a fence separating off an open field, adjoining residential properties to the north along The Street. This	The site would not impact upon neighbouring residential properties along The Street as they are not in close proximity, and there is current screening.	There is an existing vehicular access onto The Street. This also serves as pedestrian access, but with no separate footpath.	

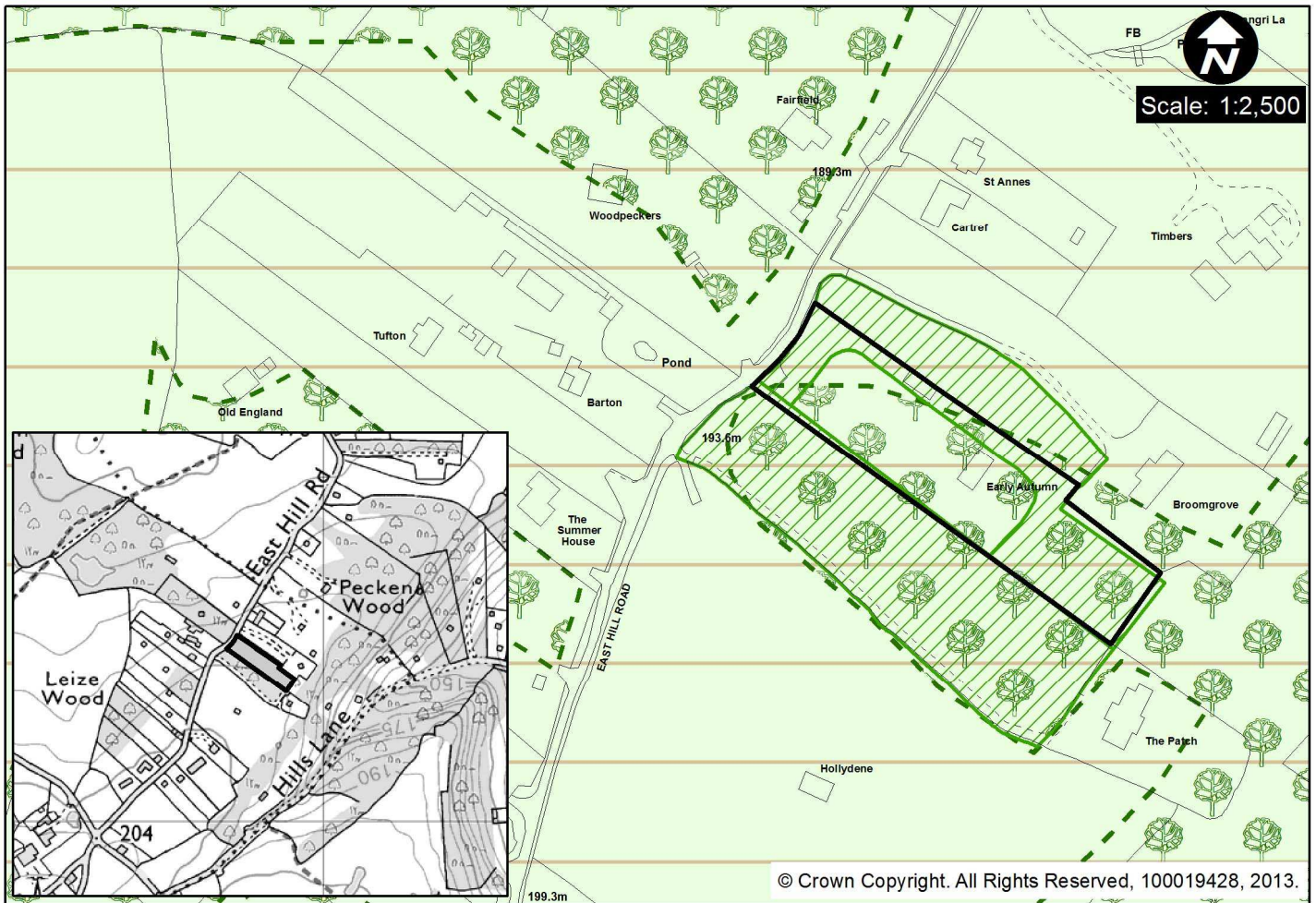
	field is however well screened from the residential properties.		
Suitability:	<p>The site is considered to have a limited additional impact on the local character of the area, and is outside of an AONB. It is also not affected by air quality or noise issues and does not impact upon any heritage assets or the setting of such assets. Whilst the NPPF does not consider gypsy and traveller sites to be appropriate development within the Green Belt, this site forms an extension to a public site that has been established in the Green Belt for 18 years and in all other respects is considered suitable for 8 pitches. Due to the concentration of number of pitches already permitted within the existing site, a lesser number of pitches than the government's guideline for an appropriate figure of 15 pitches on new sites is being considered as a site option. 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 additional screening measures and other potential mitigation measures) it is considered to be potentially suitable when assessed against the suitability criteria.</p>		
Deliverability:	<p>The site is available and has been identified through discussion with KCC who manage the existing site of Barnfield Park.</p>		

Consult on potential to allocate?



Potential Capacity	Total 8 additional pitches as an extension to the existing public site.
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Early Autumn, East Hill Road, Knatts Valley



Site Description:	This site currently contains 2 permanent pitches, and is approximately 0.57ha. It is located within an area of sporadic residential development on large plots. The site is being considered for 1 additional pitch.	
Relevant Planning History	Application Details	Application History
	93/01554/HIST Retention of mobile home for 1 Gypsy Family, Stables Building and septic tank.	Approved (03/06/94) Temporary permission granted for one mobile home and one touring caravan for a period of 5 years. The permission was for the named applicant and his partner/spouse only.
	99/00300/HIST Variation of conditions 1 and 2 of planning permission SE/93/1554.	Approved (11/01/01) Permission granted to remove conditions to provide permanent permission for the named applicants for one mobile home and one touring caravan.
	01/00664/FUL Construction of 'Dayroom' ancillary to existing mobile home.	Refused and Appeal Dismissed (03/01/02) The proposal would result in harm to the Green Belt which it was felt by the Inspector could not be outweighed by the special circumstances put forward by the applicant.

	02/00685/CONVAR Variation of condition 1 of planning permission SE/99/0300 removal of personal restriction and imposition of restriction to gypsy family.		Refused and Appeal Dismissed (21/07/03) The proposal was deemed to be inappropriate development within the Green belt and not outweighed by special circumstances put forward by the applicant.	
	06/02637/FUL Variation of condition 3 imposed on planning permission SE/99/00300 to permit a second mobile home and second touring caravan.		Allowed on Appeal (31/12/07) Permanent permission granted for an additional touring caravan and mobile home for the named applicants. The existing stables on the site are only to be used for purposes incidental to the residential use of the site.	
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.	Site is relatively flat.	The site is situated along a rural lane without any nearby PROWs. However, the site is set within an established very low density residential area, whereby access to local services at Knatts Valley and West Kingsdown is already accepted to 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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site is considered to provide sufficient privacy for the occupier due to its existing use.	The site lies fully within the Kent Downs AONB. Some of the site is covered by a TPO, which surrounds it. The site is surrounded by ancient woodland. The site is however situated within an open area within the woodland.	The site does not contain any designated Heritage Assets nor would it affect the setting of any such assets
Impact:	Impact on local character	Impact on amenity for	Vehicle and pedestrian	

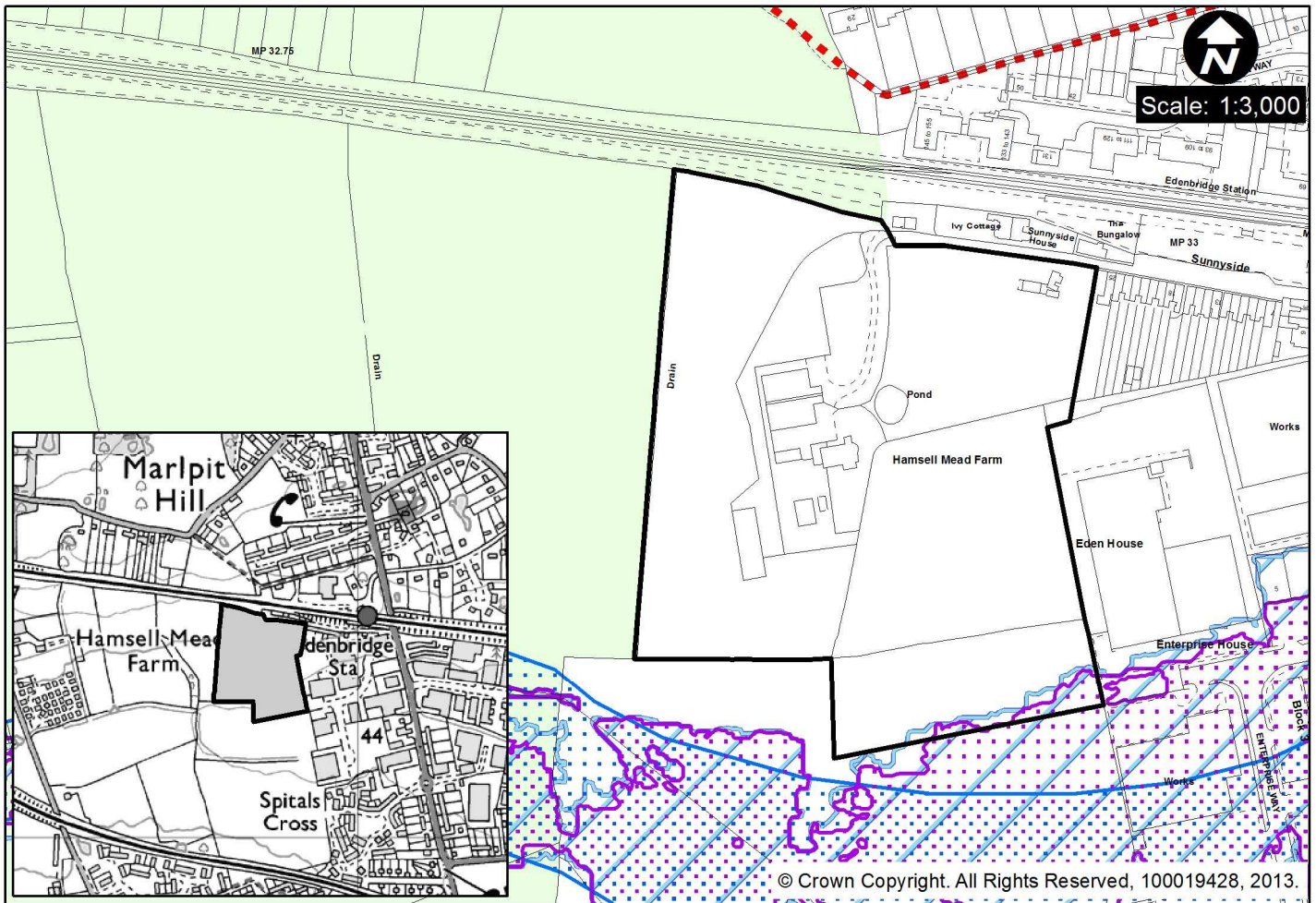
	and identity of local surroundings	existing residents	access
	The site is fairly well screened, but parts of it can be viewed from the highway. There would be limited impact upon the local character of the area which is predominately large plots of low density housing, which this type of accommodation would be more modest in size.	The site is not considered to have any impact upon the amenity for neighbouring residents due to the existing use of the site and nature of the surrounding low density residential development.	The site has an existing vehicular access onto East Hill Road. Pedestrian access is not provided.
Suitability:	The site is located outside of an AQMA and not subject to any noise constraints, and is also not liable to flooding. Although access to local services and facilities is via private transport, this has already been accepted in principle due to the existing residential properties in this area and the existing permanent pitches approved on the site. Whilst the site lies within an area of ancient woodland, the potential developable area of the site is an open section. 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 19 years and in all other respects is considered potentially suitable for 3 pitches. 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 additional screening to mitigate any impact on the local character of the area, and mitigation advise to be sought from the Tree Officer with regard to the area of ancient woodland) it is considered potentially suitable when assessed against the suitability criteria.		
Deliverability:	The site is available and is actively being promoted for 1 additional pitch.		

Consult on potential to allocate?



Potential Capacity	Total 3 permanent pitches (1 in addition to the 2 existing permanent pitches on the site)
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Land west of Enterprise Way, Edenbridge.



Site Description:	The site, of approximately 3.76ha, currently forms part of a wider site allocated in the Core Strategy as Reserved Land. It contains a collection of agricultural buildings at Hamsell Mead Farm, and is bounded by an industrial estate to the east, and residential properties to the north. To the south and west is open countryside.			
Relevant Planning History	Application Details		Application History	
	Hamsell Mead Farm - 84/01260/HIST Caravan Storage (15) – (Continued use of land)		Refused Reasons for refusal include unsuitable access for any further development, impacting upon the traffic flow, and detrimental to the amity of existing residents using the access way. Also caravans would be inappropriate development in the open countryside, impacting the rural character of the area.	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site is not within, but lies adjacent to the Metropolitan Green Belt. It is within the	The SFRA indicates that a small portion of the site at the south is within Flood Zone 3b,	The site is gently sloping	The site is well connected to the local services provided in Edenbridge, such as a post office,

	settlement boundary of Edenbridge.	and Environment Agency Flood Zone 3.		doctor's surgery and supermarket.
	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)
	This site is not located within an AQMA. There may be potential noise impacts due to the close proximity to the railway line. Consideration will need to be given in this respect to the potential layout of any caravans/mobile homes.	The site is currently fairly open, so would require screening along the eastern boundary with the industrial estate.	This site is not within an 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	
	Dependent upon the layout of the site, the proposal would have limited impact upon the character of the local area due to being seen in the wider landscape as part of the existing industrial area and agricultural buildings.	There are existing residential properties to the north east of the site, north of the industrial estate and adjacent to Hamsell Mead Farm. Proposal may impact upon the amenity of these properties, but can be mitigated through good layout design and screening.	Vehicular and pedestrian access can be gained from Enterprise Way.	

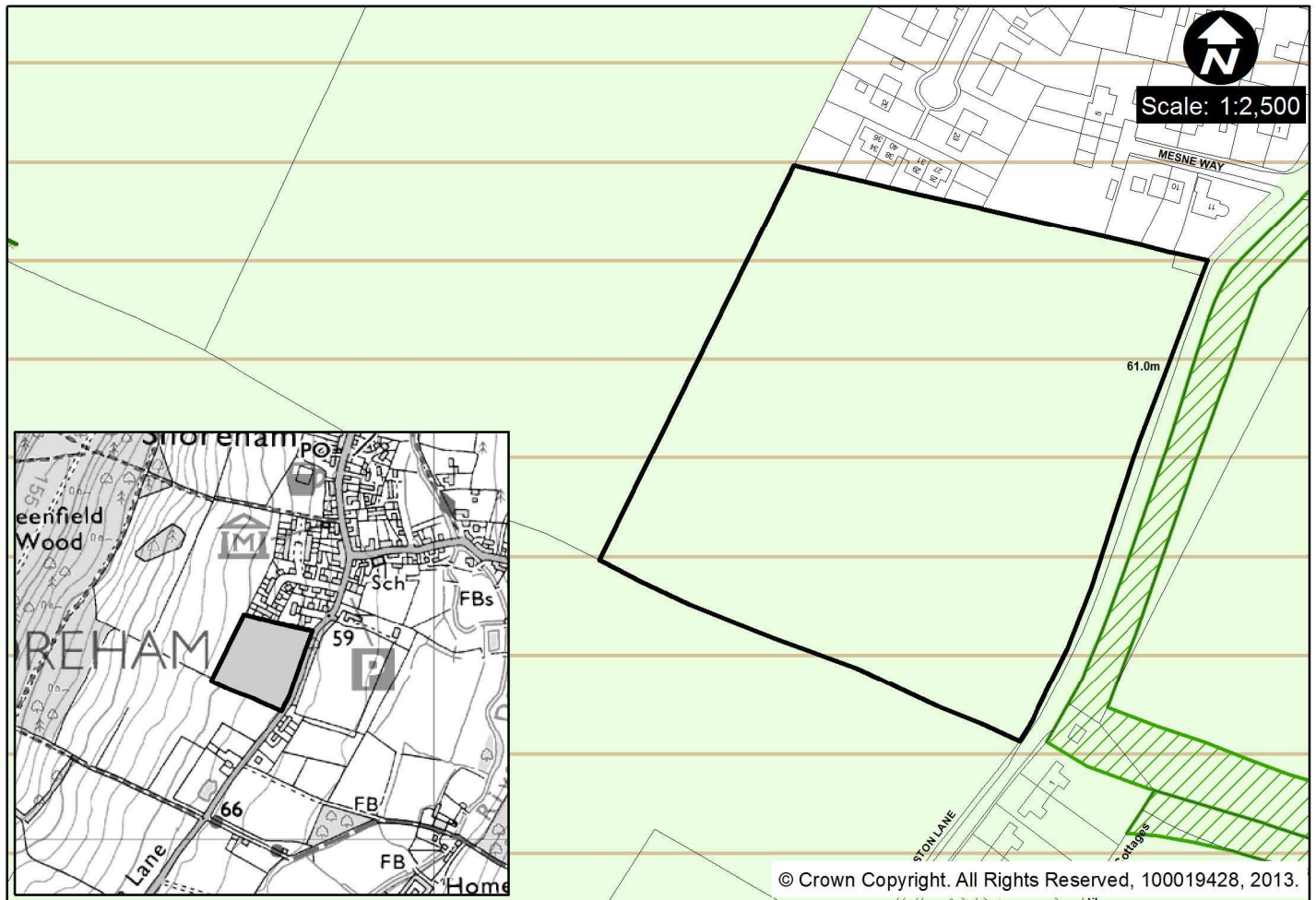
Suitability:	This site is not constrained by national or local landscape designations, and is not subject to air quality or noise issues. It is well located to the town of Edenbridge, and could be served by public transport. Whilst there is a small degree of flood risk, this can be mitigated by appropriate sustainable drainage methods, and good layout design of the site will also mitigate against any potential noise impacts. Further landscape screening can be provided in order to mitigate against any impacts upon the rural character of the site, the amenities of the existing residents to the north west of the site, and the privacy of future occupiers. Therefore this site is considered suitable for 15 pitches.
Deliverability:	<p>The site is currently allocated in the Core Strategy under Policy LO6 as reserved Land to be brought forward for development after 2015 only if required to maintain a five year supply of housing land in the District, and is therefore available late in the plan period. The Council would, in view of its size, see it as having scope for a mix of different types of affordable and market housing, and will consider whether there might be scope for including some provision for Gypsy and Traveller accommodation.</p> <p>A Phase 1 contaminated land assessment may be required due to the former use of the site.</p>

Consult on potential to allocate?



Potential Capacity	15 permanent pitches
Design Parameters: Design and Layout Landscape Access	
Phasing	

Site Address: Land south of Mesne Way, part of Timberden Farm, Shoreham



Site Description:	This site is situated on the edge of an established residential area at the southern end of Shoreham High Street. The site is approximately 2.71 ha and is currently in agricultural use.			
Relevant Planning History	Application Details		Application History	
	There is no relevant planning history for the site			
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 relatively flat.	Site is well located within walking distance to the village centre at Shoreham.
	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

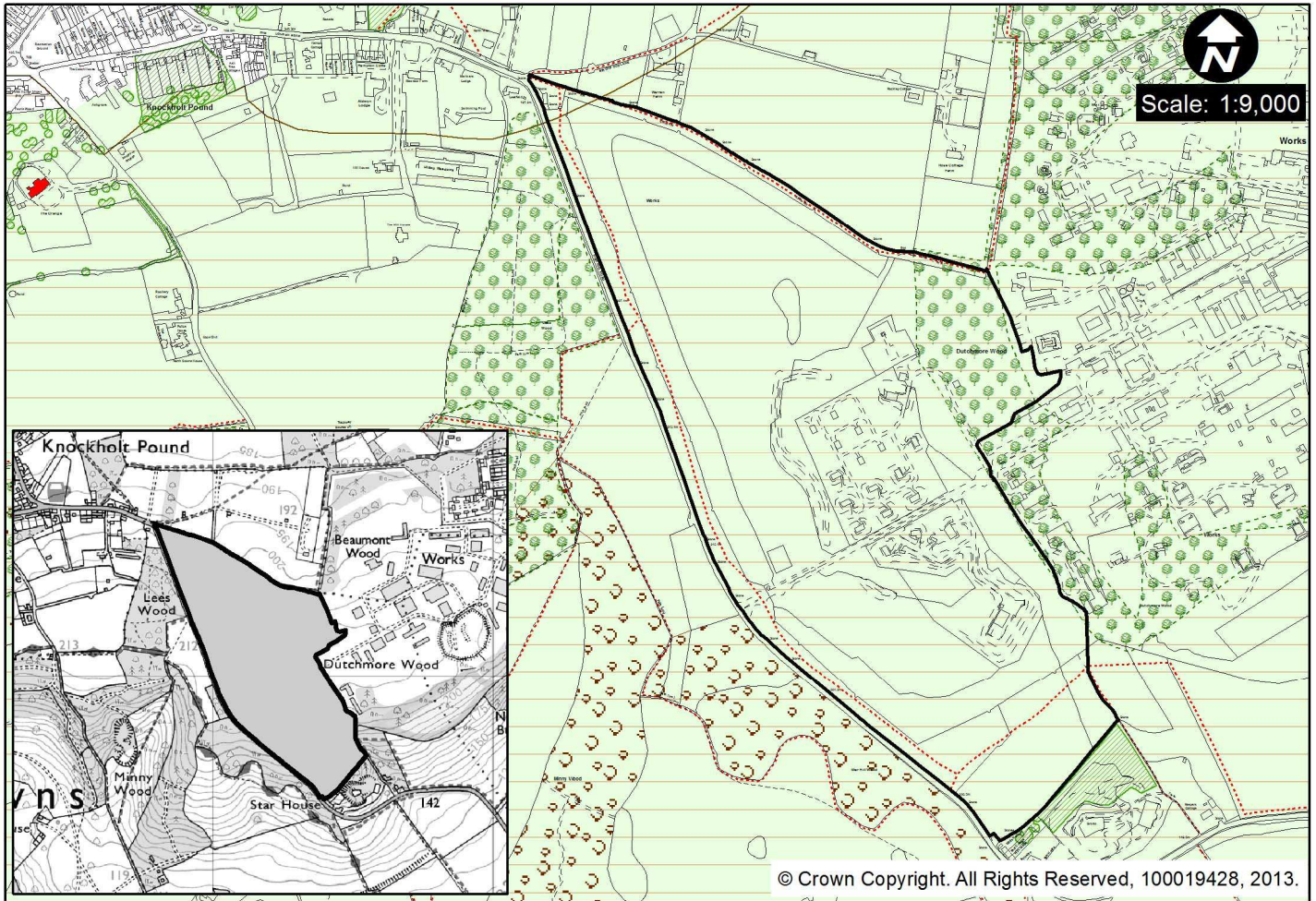
				Conservation Areas).
	The site is not within an AQMA or AQMA buffer zone.	The site is relatively open. However screening could be incorporated into the design and layout of the site.	The site lies fully within the Kent Downs AONB	The site does not contain any designated heritage assets nor would it affect 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 visible from the public footpath along this section of the North Downs. However, the existing residential development is currently visible in this area. Additional screening could be incorporated into the design and layout of the site.	The site is visible from properties on the edge of Mesne Way. However screening could be incorporated into the design and layout of the site.	Vehicular access into the site can be made from the High Street	
Suitability:	Whilst this is a greenfield site within the Green Belt and Kent Downs AONB designations, it is considered to be very well connected to the settlement boundary of Shoreham. Shoreham is defined in the Settlement Hierarchy as a Service Village, and the site would be in walking distance of a number of local facilities including a primary school, a local shop, train station and several public houses. The site is currently in active agricultural use and not used for the grazing of livestock.			
Deliverability:	The site is available and has been promoted through discussions with the Council's Property Team acting in behalf of the Council as landowner.			

Consult on potential to allocate?



Potential Capacity	Total 15 pitches
Design Parameters:	
Design and Layout	
Landscape	
Access	
Phasing	

Site Address: Land at Fort Halstead, Halstead



Site Description:	The site forms the wider part of Fort Halstead, outside of but adjacent to, the proposed Policy EMP3 'redevelopment of Fort Halstead' in the draft ADMP. The site is approximately 33.83ha.			
Relevant Planning History	Application Details		Application History	
	None applicable		None applicable	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site lies fully within the Metropolitan Green Belt	The SFRA indicated that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site steeply slopes to the south and south east, being relatively flat on the areas of higher ground.	There is limited public transport traveling passed the site but not currently serving it. It is not particularly well connected to a local service centre. However, there is other residential use established in this area, which would require private

				transport to reach the larger local centre of Halstead, providing educational, convenience, and community facilities.
	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 is not located within an AQMA nor are there any unacceptable noise constraints	There is a degree of screening currently on the site through tree cover. However further landscaping and similar mitigation measures would need to be considered to ensure appropriate privacy.	There are some parts of the site with heavy tree cover including ancient woodland, and a small section covered by TPO. The site lies within the Kent Downs AONB	The site surrounds, but is not included within the boundary of a Scheduled Ancient Monument.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	There are quite extensive views looking out of the site from the south west, interspersed by tree coverage. There are residential properties to the north of the site, which are not visible from the wider landscape. Therefore, dependent upon layout and design, there would be limited impact upon the landscape.	The site is adjacent to an existing residential area. However, the nature of the proposal would cause fewer disturbances than the industrial nature of the current use of the site, and would be considered as part of a wider redevelopment.	The site currently has two vehicular access points, at the north and west of the site. Pedestrian access is limited, but can be accessed from the north of the site adjacent to the residential area.	

Suitability:	The site is not located in an area at risk of flooding nor is it located in an area of air and noise quality impacts. Parts of the site are well screened with heavy tree coverage, which includes some ancient woodland. The site is not within walking distance to the nearest local service centre of Halstead, and has a limited exposure to public transport. However there are some residential properties in this area which would require reliance on private transport. Any redevelopment of Fort Halstead in accordance with the criteria proposed in Policy EMP3 of the ADMP will enable this location to increase in terms of sustainability for the location of Gypsy and Traveller accommodation, through improved infrastructure and public transport provision.
Deliverability:	<p>The site has been considered alongside the land included within the proposed Policy EMP3 allocation site of the Allocations and Development Management Plan. The landowners of this site have provided information to demonstrate that the inclusion of provision for Gypsy and Traveller accommodation as part of any redevelopment of Fort Halstead will render the scheme unviable. However this area under consideration lies outside of the Policy EMP3 site and is being considered separately.</p> <p>It is likely that a Phase 1 and Phase 2 contaminated land assessment will be required due to the land use at the associated Fort Halstead site.</p>

Consult on potential to allocate?



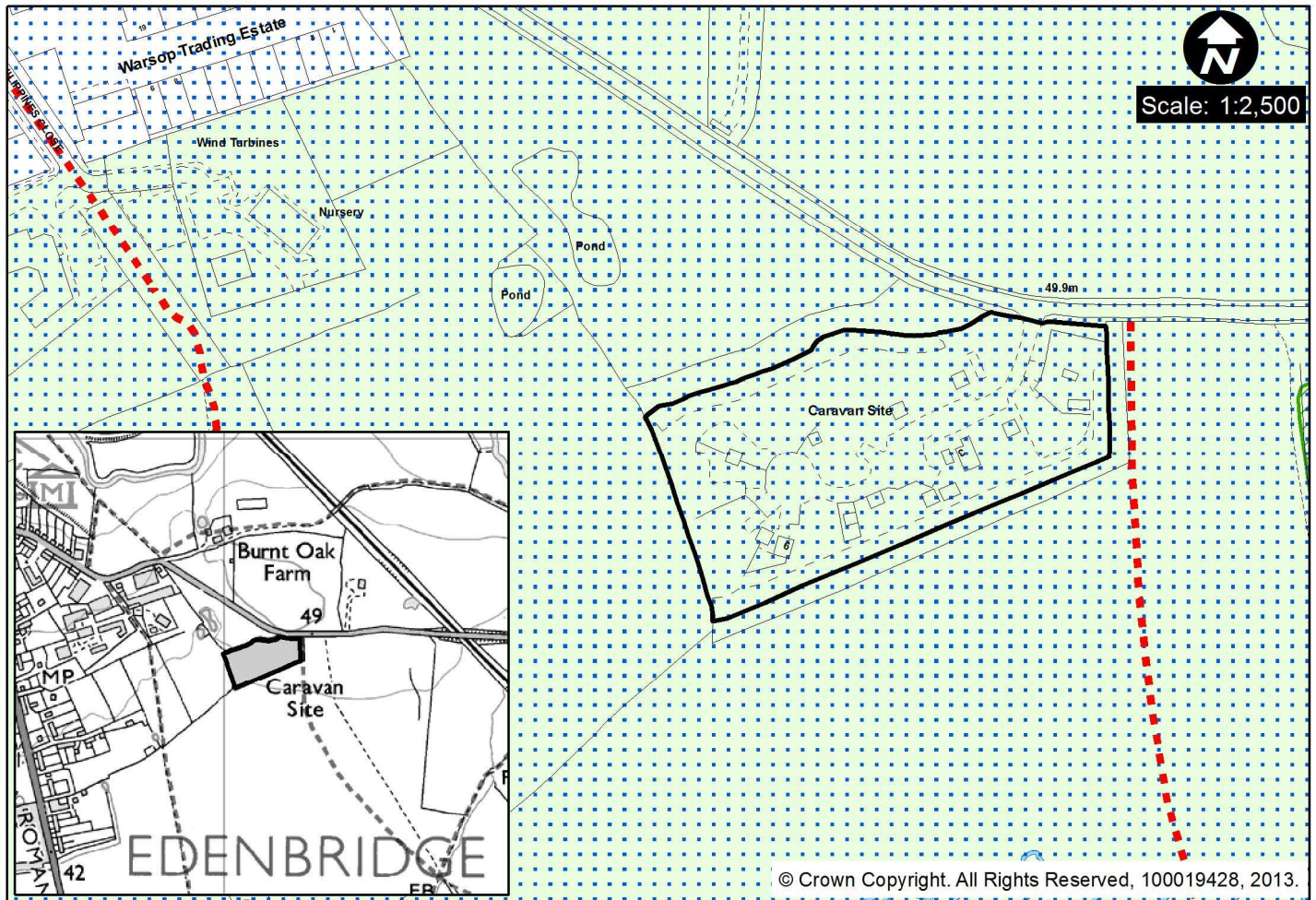
Potential Capacity	Total 15 permanent pitches
Design Parameters: Design and Layout Landscape Access	
Phasing	



**GYPSY AND TRAVELLER PLAN
SITE OPTIONS ASSESSMENTS:
SITES NOT CONSIDERED TO BE SUITABLE**

MARCH 2014

Site Address: Hever Road Caravan Site, Edenbridge

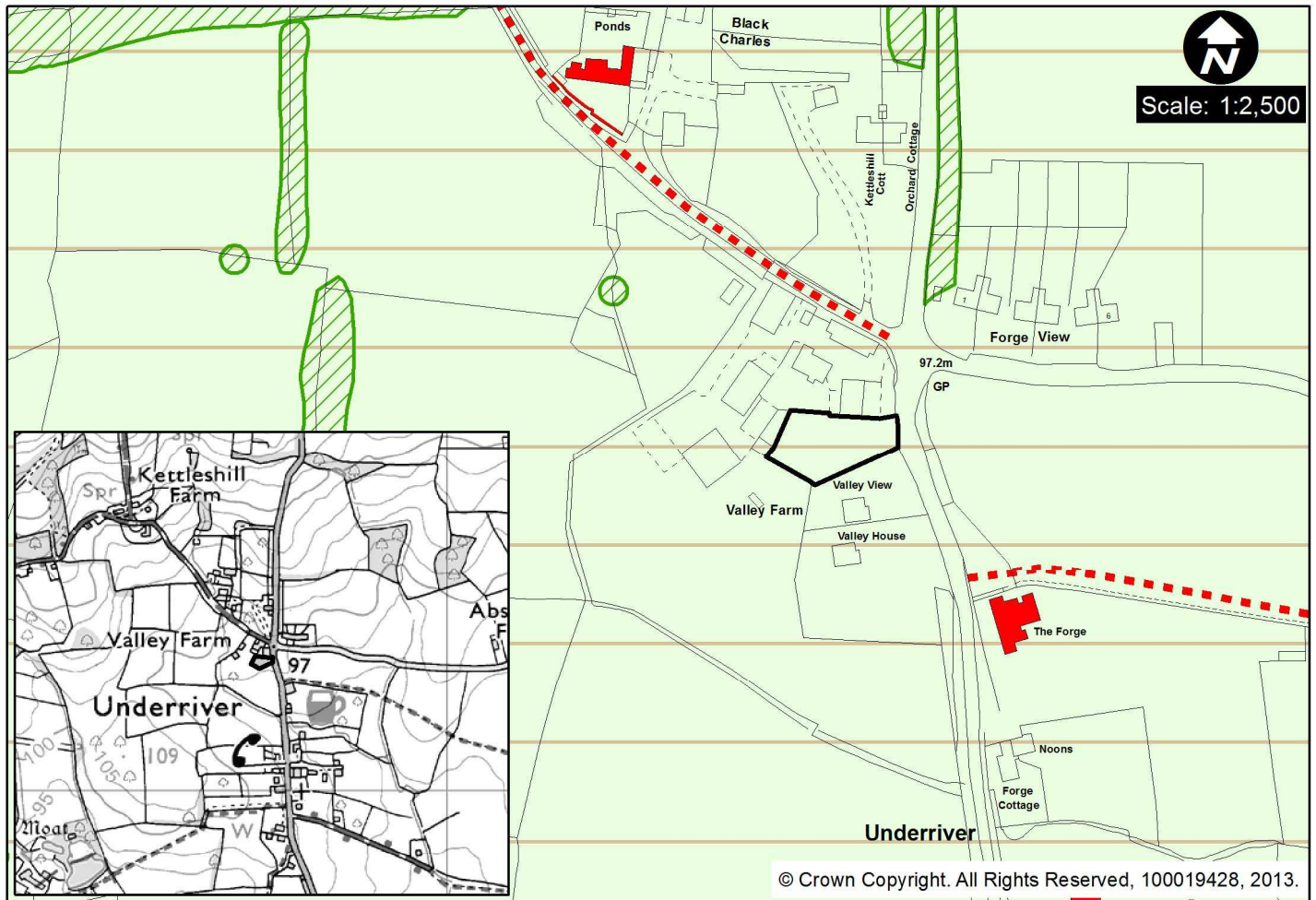


<p>Site Description:</p>	<p>This is an existing permanent public Gypsy and Traveller site containing 17 pitches. It is approximately 1.11ha and is situated at the eastern edge of a built up residential area in Edenbridge, and opposite a private temporary site containing 6 pitches.</p>	
<p>Relevant Planning History</p>	<p>Application Details</p>	<p>Application History</p>
	<p>78/01774/HIST The continued use of land as an encampment for Gypsies for seven years</p>	<p>Approved Temporary permission granted for 7 years in order to review the position in line with the proposals contained within the Kent Structure Plan at the end of this period.</p>
	<p>86/02042/HIST Retention of the use of the land for encampment for Gypsies</p>	<p>Approved Temporary permission granted for 7 years in order to review the position in line with the proposals contained within the Kent Structure Plan at the end of this period.</p>
	<p>94/00166/HIST Redevelopment & extension of existing 8 pitch gypsy caravan site to form a 12 pitch caravan site.</p>	<p>Approved The number of caravans on the extension site should not exceed 8. No storage, industrial or other commercial activity should take place on this site, nor any trading operations take place from</p>

			the site.	
	06/02494/FUL Provision of 3 additional pitches on existing gypsy caravan site (from 12 to 15 pitches).		Approved No more than 2 caravans shall be stationed on each of the additional pitches. The pitches permitted should only be used by those who meet the definition of Gypsies and Travellers in Circular 01/06	
	08/01242/FUL Six Caravan Pitches on existing Caravan Site and associated works/facilities (including revision to 3 pitches and associated works already approved under reference SE/06/02494/FUL).		Approved (12/09/08) No more than one mobile home can be stationed on each pitch at any given time.	
	10/01598/FUL Four Caravan Pitches on existing Caravan Site and associated works/facilities including replacing existing amenity blocks.		Approved No more than one mobile home can be stationed on each pitch at any given time. No outbuildings shall be erected within the four approved pitches.	
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 within Flood Zone 3b (functional floodplain). The site has been in existence for several years before this designation came into effect.	Site is flat.	Site is considered to be fairly well connected to local convenience, health, and educational facilities provided at Edenbridge Town centre; however these would be access by road as there is not a footpath provided. The site is surrounded by a network of PROWs, but these do not provide direct access into Edenbridge
	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 is not located within an AQMA nor are	The site is considered to provide a	The site is not within the AONB and has no national	The site does not contain any designated

	there any unacceptable noise constraints.	sufficient degree of privacy for occupiers.	or local nature conservation designation.	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 there are some long views out of the site into the open countryside to the rear of the site, it is fairly well screened from the highway, with existing fencing along the frontage.	This is an established site and would not be increasing any existing impact on amenity.	Existing vehicular access from Hever Road is considered to be suitable. However this is a busy road and there is no pedestrian pavement.	
Suitability:	This site is considered to be at full capacity and therefore is unable to accommodate any further pitches to meet the identified need. The surrounding land is not available therefore the site is unable to expand to provide an extension for additional sites.			

Site Address: Valley Farm North, Carter's Hill, Underriver

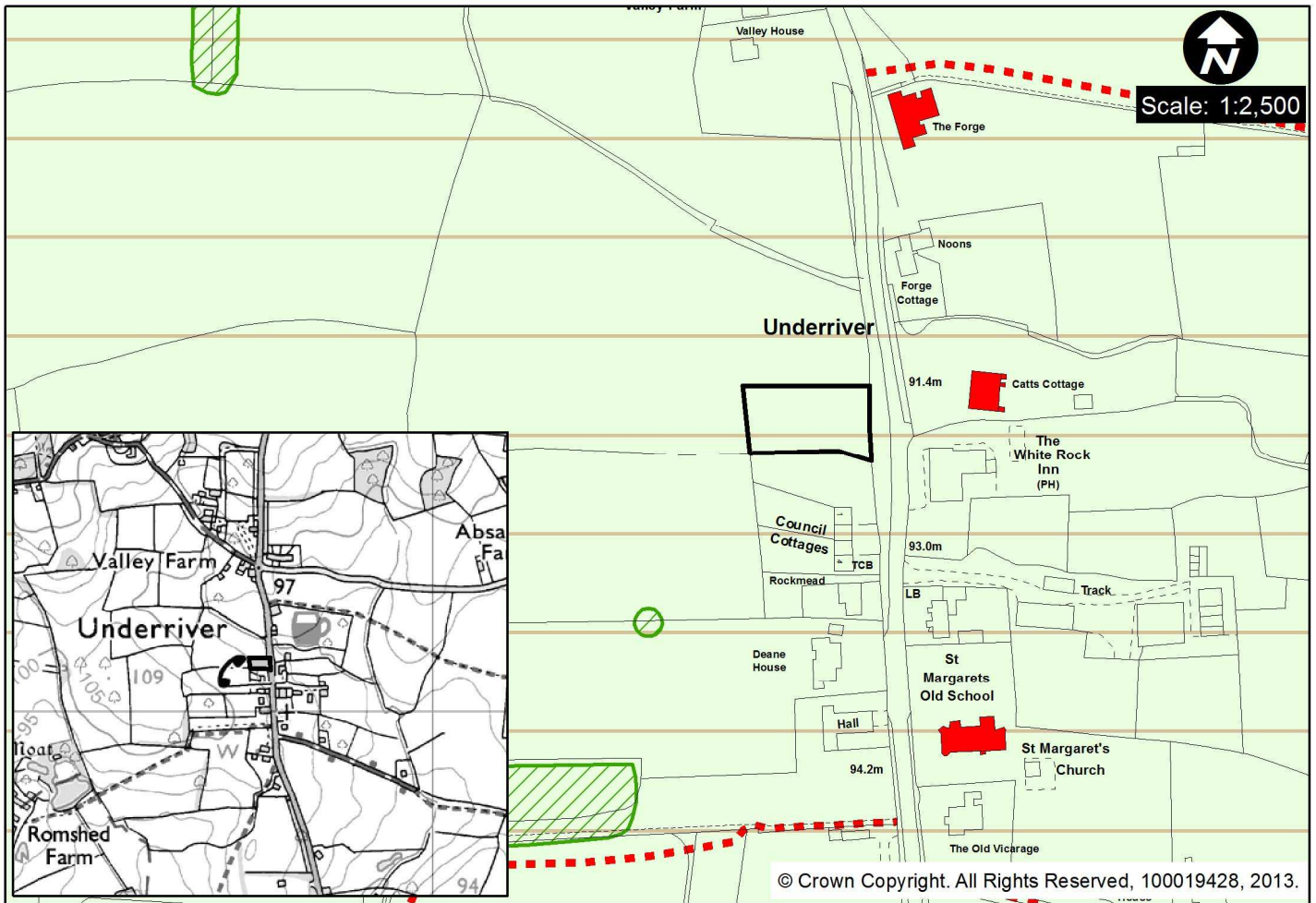


Site Description:	This site is situated adjacent to the complex of Valley Farm and a residential property. It is approximately 0.08ha. The site is located in close proximity to a cross road whereby existing residential properties are situated.	
Relevant Planning History	Application Details	Application History
	<p>91/00805/HIST 6 no. x two bedroom houses (3 pairs) with garages and access (OUTLINE)</p>	<p>Refused (03/07/91) Reasons for refusal include that the site would cause harm to the openness of the Green belt, and would be detrimental to the visual amenity of the AONB.</p>
	<p>92/01206/HIST Forestry workers dwelling with double garage and storage barn, access road and development of tree nursery/plantations amended by letter dated 25.9.92.</p>	<p>Refused (06/10/92) Reasons for refusal include that the site would cause harm to the openness of the Green belt, and would be detrimental to the visual amenity of the AONB.</p>
	<p>13/01179/FUL Demolition of a dwelling and erection of a new dwelling.</p>	<p>Granted (15/08/13) The permission is conditioned to be used by a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or w widow or widower of such a person, and to any resident dependents.</p>

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.	Site is flat	The site is within walking distance to the village centre at Underriver, containing a public house and community hall.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site lies adjacent to an agricultural complex, so would require some screening as this would not be connected to any proposed pitch/es	The site lies fully within the Kent Downs AONB.	The site lies in close proximity to The Forge which is a listed building.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	This site adjoins the existing built curtilage of Valley Farm, and the residential properties of Valley View and Valley House, therefore would not greatly impact on the local character. The site is also in close proximity to the existing low density residential frontage at the junction with Underriver House Road.	Capability of securing good standards of amenity for existing residents	There is vehicular access connected to Valley Farm. There is a public right of way opposite the site and adjacent to the farm buildings of Valley Farm.	

Suitability:	This site lies in a remote location, away from the centre of Underriver, which in itself is not considered to be a sustainable location for new development. The site is located adjacent to an area of land covered under an injunction order against the use of the land as Gypsy and Traveller accommodation. The site is not considered to be compliant with a number of suitability criteria and therefore is not considered a suitable site option.
Deliverability:	Since the time the site was promoted during the Call for Sites 2012, permission has been granted for the demolition of a dwelling and erection of a new dwelling for an agricultural worker. Therefore the site is no longer being promoted for use of Gypsy and Traveller accommodation.

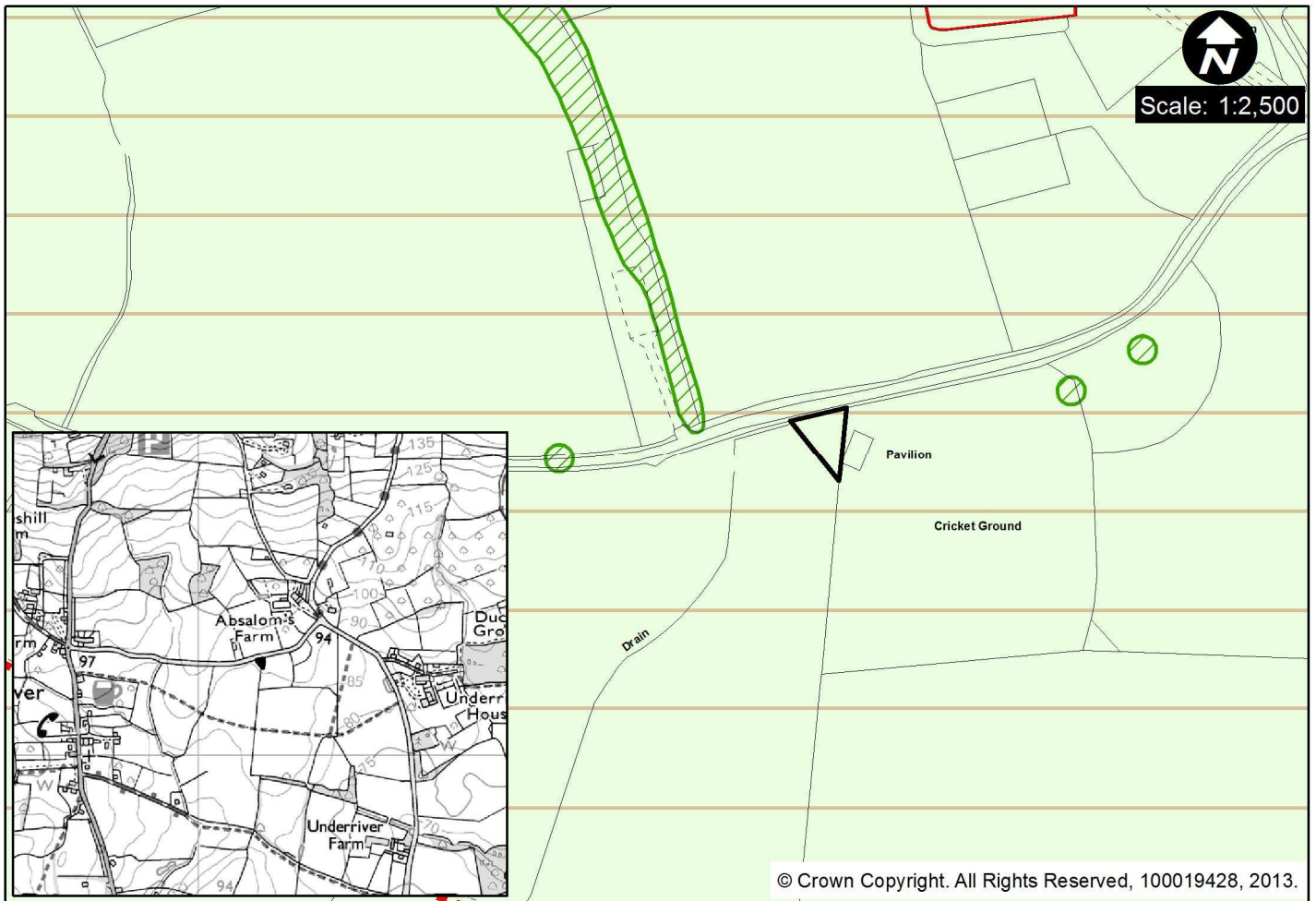
Site Address: Valley Farm South, Carter Hill's, Underriver



Site Description:	The site is currently in agricultural use and is approximately 0.11ha. It lies between the main built area of Underriver village, and Valley Farm complex.			
Relevant Planning History	Application Details		Application History	
	No relevant planning history		No relevant planning history	
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.	Site is flat	The site is within walking distance to the village centre at Underriver, containing a public house and community hall.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site is very open in the landscape, containing no current screening.	The site lies fully within the Kent Downs AONB.	The site lies in close proximity to both The Forge and Catts Cottage, which are listed buildings
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	The site is very open in the countryside along this section of Carters Hill, with a small degree of screening reducing far reaching views. There is some scattered development opposite the site.	The site lies opposite two residential properties, but would not cause overlooking.	Access to the site can be gained from the highway, but does not have an existing access point. Pedestrian access can be gained from the same point but would be onto a rural lane.	
Suitability:	The site is currently an agricultural field, and very open in the landscape. It also forms part of the wider setting for two listed buildings. Whilst there is some scattered residential development opposite the site, it is not well connected to the built form of the village or associated with the built complex of Valley Farm, and would therefore be intrusive in the landscape. This site lies in a remote location, away from the centre of Underriver, which in itself is not considered to be a sustainable location for new development. The site is located adjacent to an area of land covered under an injunction order against the use of the land as Gypsy and Traveller accommodation. The site is not considered to be compliant with a number of suitability criteria and therefore is not considered a suitable site option.			

Site Address: Land adj. Cricket Pavilion, Underriver

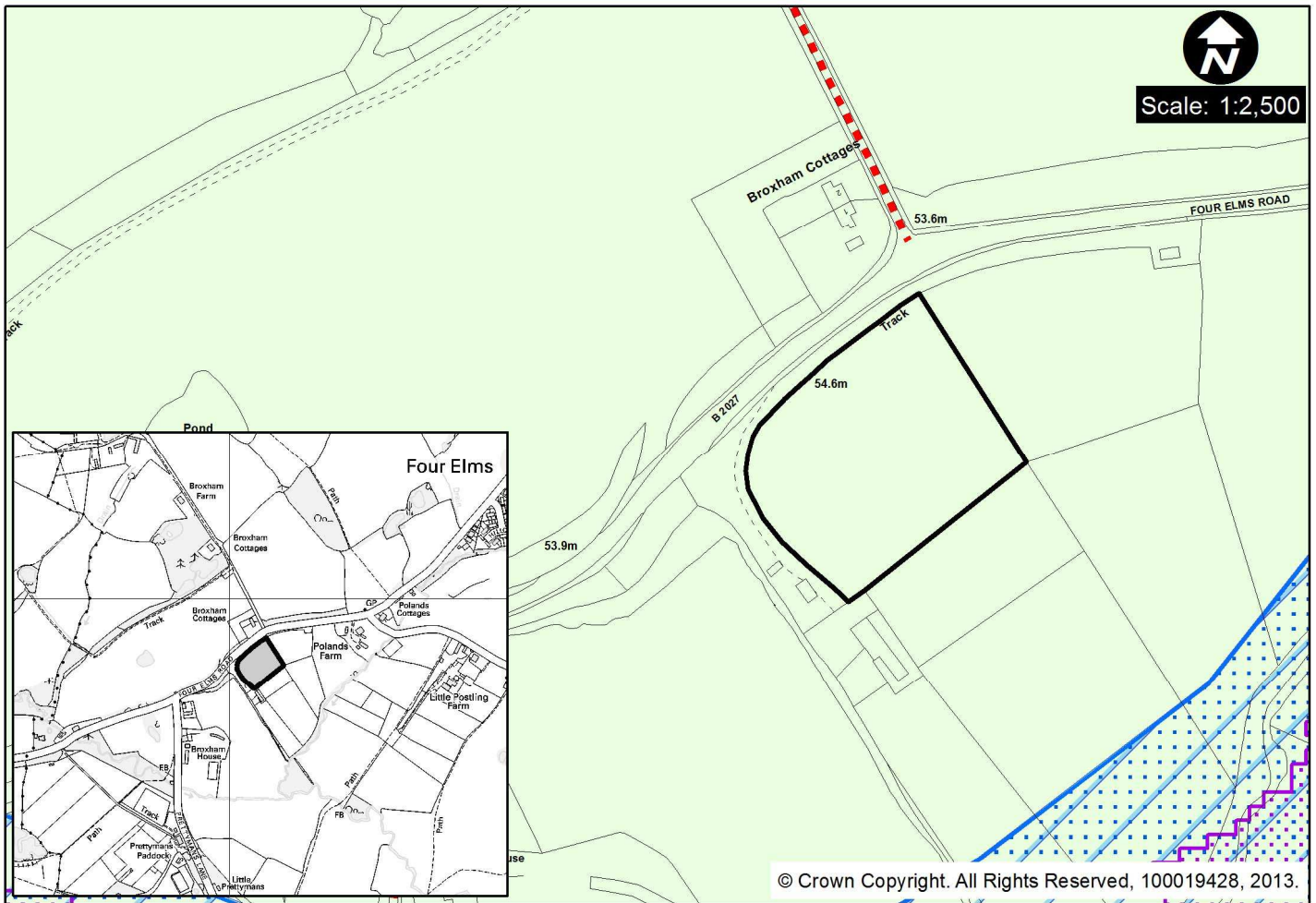


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Site Description:	The site lies adjacent to a cricket pavilion, and is approximately 0.02ha. The adjoining land uses are open cricket field and agricultural land.			
Relevant Planning History	Application Details		Application History	
	04/00444/FUL Change of use of land from agricultural to a mixed agricultural/equestrian use. Erection of six stables, tack room, feed store and associated works including 6 car parking spaces.		Refused (11/05/04) Reasons for refusal includes the proposal would cause significant harm to the openness of the Green Belt, the character of the AONB, and would detract from the character and appearance of the SLA.	
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.	Site is flat.	The site is isolated in the open countryside and not well connected to the local services at Underriver village.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site is very open in the landscape, containing no current screening.	The site lies fully within the Kent Downs AONB.	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 would be intrusive in the open countryside and not reflect the character of the surrounding area.	The site lies adjacent to the cricket pavilion, but is otherwise isolated from other development, therefore would have little impact on neighbouring amenities.	Access to the site can be gained from the highway, but does not have an existing access point. Pedestrian access can be gained from the same point but would be onto a rural lane.	
Suitability:	The site is located outside of an AQMA and does not have any issues of noise quality. It is also not at risk of flooding. However, the site would impact upon the local landscape character of the area as it is a very open site within both the Green Belt and AONB. The site is not well connected to the established built form within Underriver village, which in itself is not considered to be a sustainable location for new development. There is no planning history on this site for use for Gypsy and Traveller pitches, and developing this site would therefore set a precedent for this land use in the open countryside, green belt, and AONB.			

Site Address: Deers Leap Farm, Four Elms Road, Edenbridge

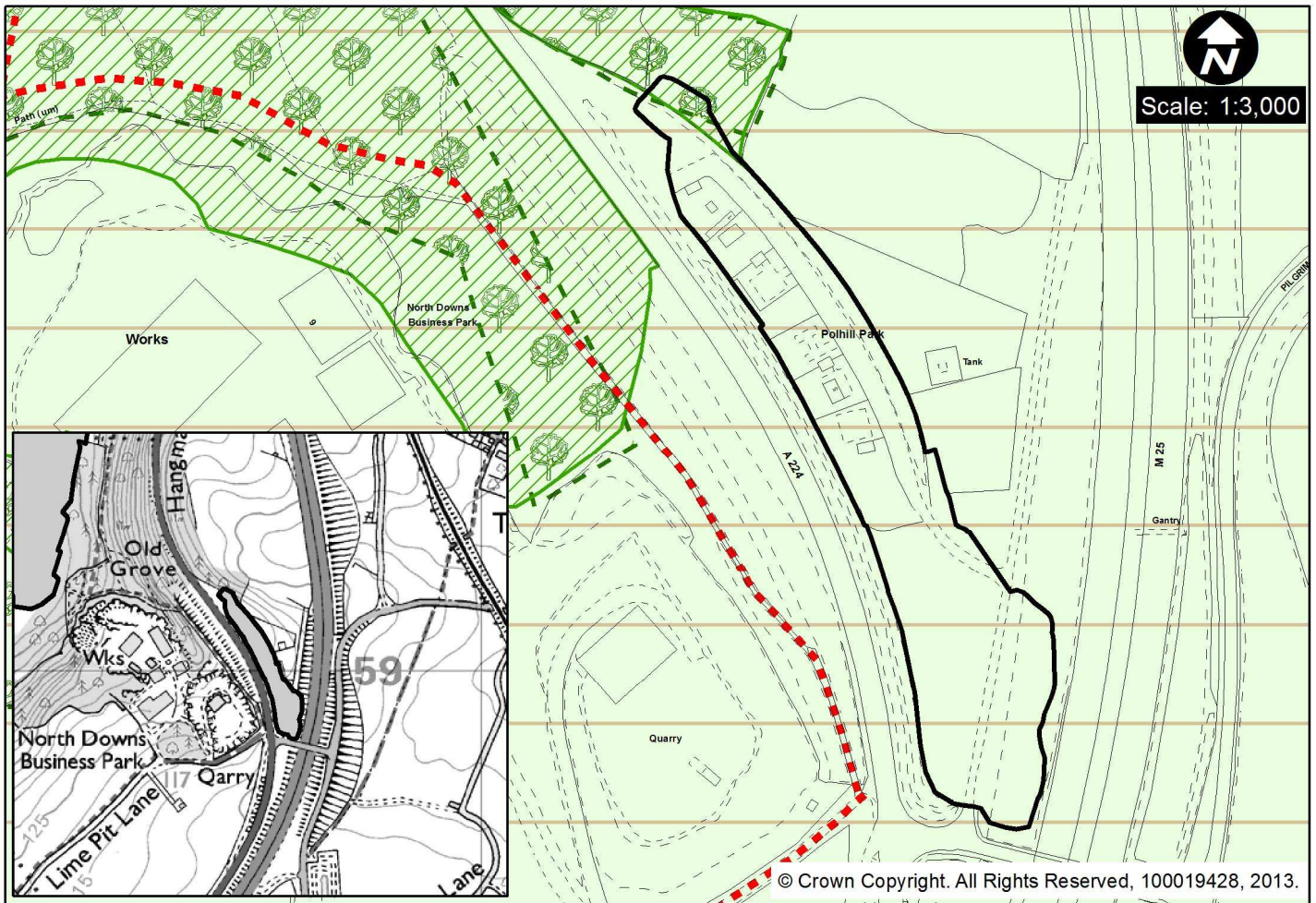


Site Description:	<p>The site is approximately 0.99 ha, and is situated along a main rural lane in an area of fairly open countryside. Immediately opposite the site are two residential properties. The nature of development in this area is fairly sporadic.</p>	
Relevant Planning History	<p>Application Details</p> <p>03/00557/FUL Retrospective application for the change of use of the land for the siting of 6 caravans and 6 mobile homes, and associated hard standing and fencing.</p>	<p>Application History</p> <p>Refused and Appeal Dismissed Reasons for refusal were that the proposal would involve new development outside the confines of a town or village and be inappropriate development harmful to the maintenance of the character and openness of the Green Belt. It would be intrusive development in the countryside, thus harmful to its character, and fail to give long term protection to the Area of Local landscape Importance designation covering the site. The proposal would cause noise and disturbance to neighbouring residential amenity. The location is deemed to be unsustainable on grounds of being unrelated to local community services, not served by public transport, has no footways, cycle ways or street lighting,</p>

			and does not provide a proper safe access.	
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, but is located in close proximity to land within Flood Zone 3b to the south of the site.	Site is gently sloping.	The site is in an area of sporadic development, situated along a rural lane leading into the local centre of Four Elms, which provides a garage, public house, and shop. Although there is a PROW located opposite the site, this does not lead into Four Elms. Main facilities for convenience, educational or medical needs would have to be accessed by private transport, as public transport in this area is very limited.
	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 is not within an AQMA nor are there any unacceptable noise constraints.	There is screening around the boundary of the site, but it is very visible from the highway.	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
	The site is very visible	The site is within an area		There is reduced visibility

	from the highway. It is bounded by landscaping providing screening at the rear of the site, but is very open in nature when looking into the site from the highway.	of sporadic development, with residential properties opposite.	at this point in the road due to a curve in both directions, therefore vehicular access is restricted. There is no pedestrian access, and no footpaths along the highway.
Suitability:	The site is very open in the countryside, and very visible from the highway. The site does not benefit from any previous planning permissions for this land use. It is not connected to the local settlement of Four Elms, which in itself is not considered to be a sustainable location for new development. For these reasons, and the reason of inappropriate development in the Green belt the site is not considered to be a suitable option to potentially provide any Gypsy and Traveller pitches.		
Deliverability:	There is a vast planning enforcement history on this site, including a compulsory purchase order undertaken by the Council to ensure the land could be restored back to its original state. The land is not available and therefore not considered deliverable for Gypsy and Traveller accommodation.		

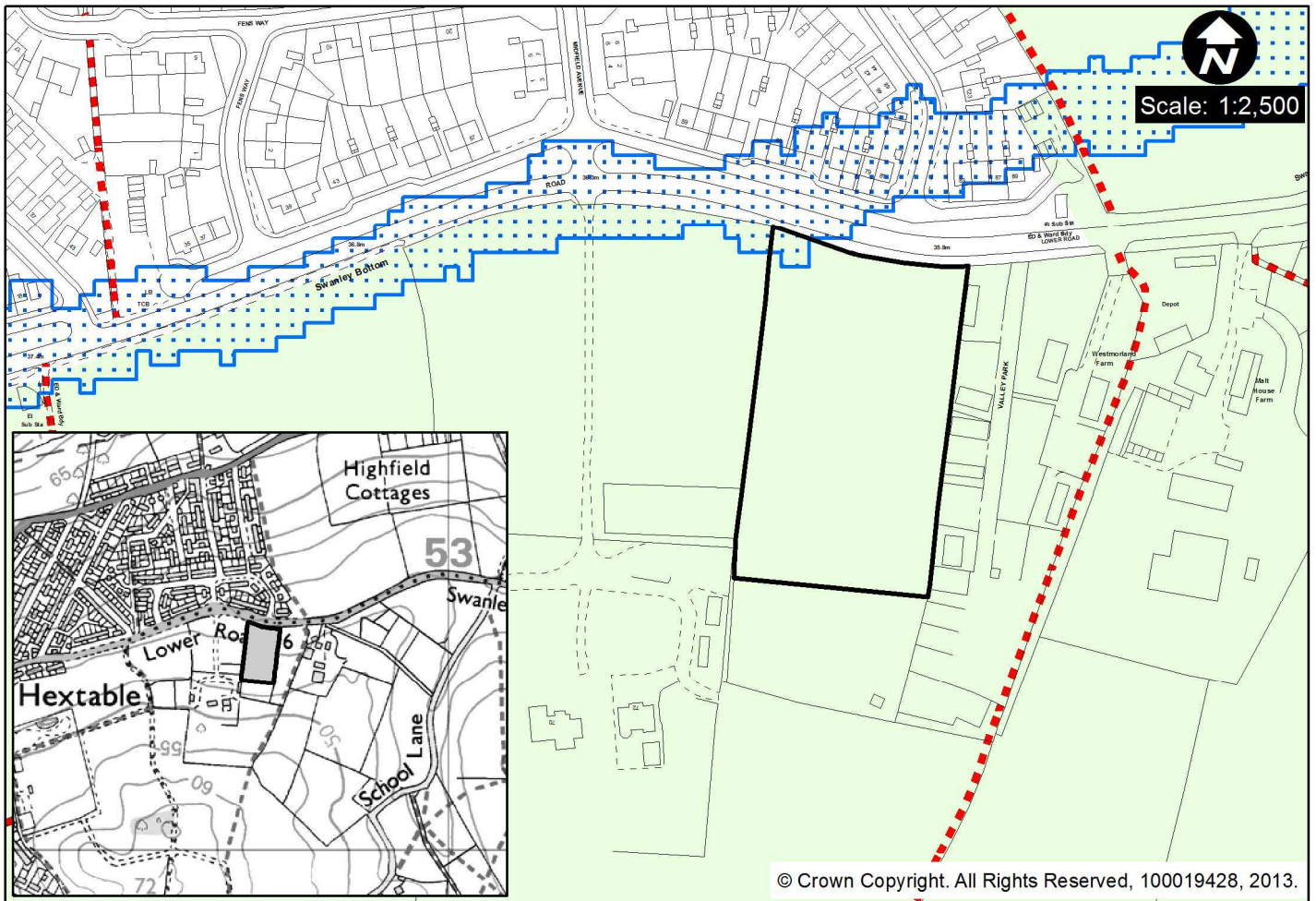
Site Address: Polhill Park, Halstead



Site Description:	<p>This is an existing permanent public Gypsy and Traveller site containing 9 pitches. The site is approximately 1.45ha, and is situated between the M25 motorway, a quarry, and North Downs Business Park.</p>			
Relevant Planning History	Application Details		Application History	
	<p>92/01262 Provision of a gypsy caravan site for 7 pitches (totalling 14 caravans)</p>	<p>Approved (29/06/93) Permission granted for no more than 14 caravans (7 pitches) to be stationed on the site whether in residential use or not. No more than 2 caravans may occupy a pitch at any given time.</p>		
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	<p>The site lies fully within the Metropolitan Green Belt</p>	<p>The SFRA indicates that the site is not within Flood Zones 2 and 3 and is not liable to flooding.</p>	<p>Site is relatively flat</p>	<p>The site is not considered to be well connected to the local services at Halstead. There are PROWs in close proximity to the site, but daily facilities such as convenience shops and educational</p>

				facilities would require private transport to reach.
	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 the buffer zone to the M25 AQMA.	The site is well screened so considered to have a suitable level of privacy for occupants.	The site is fully within the Kent Downs AONB. Adjacent to the north west boundary is a large group of TPOs, and a very small part of the site at the northern boundary contains ancient woodland.	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 well screened from the public highway and is not considered to impact on the local character and identity of the area.	The site is at capacity so any further pitches would impact upon the amenity of existing residents but causing over crowding.	There is an existing vehicular access onto the road connecting Polhill with Pilgrims Way West, across the M25 motorway.	
Suitability:	This site is considered to be at full capacity and therefore is unable to accommodate any further pitches to meet the identified need. The surrounding land is not available therefore the site is unable to expand to provide an extension for additional sites.			

Site Address: Land adj. Valley Park north, Lower Road, Hextable.



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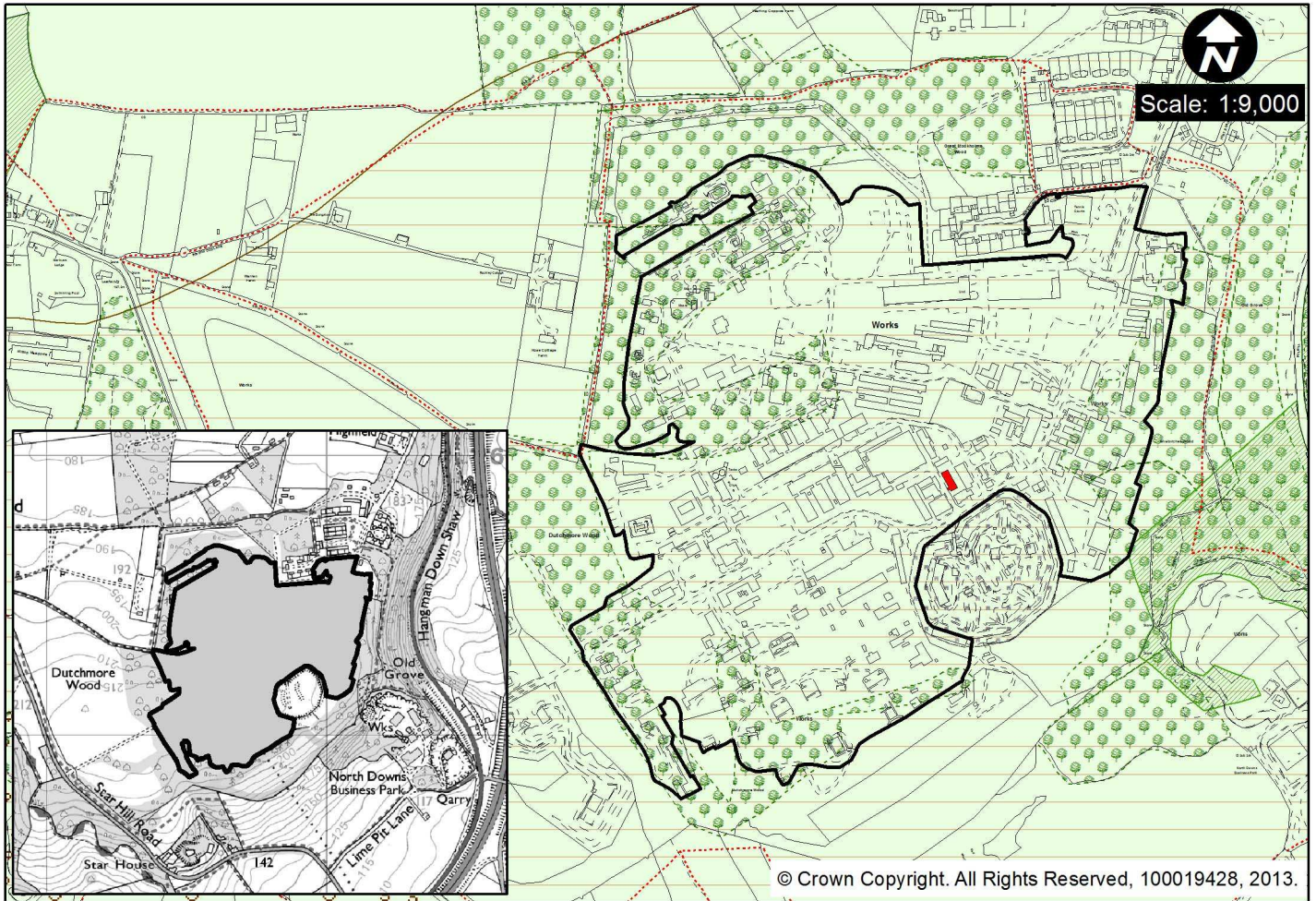
<p>Site Description:</p>	<p>This site is located adjacent to an existing permanent Gypsy and Traveller site known as Valley Park, associated with the adjoining Westmorland Farm, and opposite an established residential area. Adjacent to the western boundary of the proposed site are nos. 70-72 Lower Road, where both of which include a mobile home within their curtilage. The proposed site is approximately 0.28ha. The rear of the site is used for the keeping of horses. This site is proposed for 5 pitches providing an extension to the existing Valley Park site.</p>	
<p>Relevant Planning History</p>	<p>Application Details None</p>	<p>Application History None</p>
<p>Relevant Planning History on adjacent sites</p>	<p>Valley Park – 90/02091/HIST – 90/02098/HIST 8 separate applications each for the change of use for stationing of residential mobile home and one touring caravan on one plot each.</p>	<p>All Allowed on Appeal (29/05/92) Temporary permission granted for the collective site of 8 pitches for 3 years for the named applicants.</p>
	<p>Valley Park - 94/02230/HIST Use of land for caravan site for 8 pitches as amended by letter received on 14.12.94</p>	<p>Approved (08/03/95) Temporary permission granted for 3 years for 8 pitches (Plots 1, 2, 3, 11, 12 and 12a to have 1 mobile home and 1 touring caravan stationed at any one time. Plots 10 and 10a to have no more than 1 mobile home stationed on the land at any one time). Permission granted for the</p>

		named applicants, and in the event of an owner ceasing to occupy that part of the land, the land cannot be used for the stationing or storage of caravans without arrival from the Council. No vehicles are to be parked along the central access.
	Valley Park - 98/00290/HIST Continued use of land as 8 pitch gypsy caravan site without complying with condition 1 of SE/94/2230 decision notice.	Approved (21/08/98) Permanent permission was granted for continued use of the land as a gypsy caravan site for 8 pitches. The decision also removed the condition regarding the named applicants.
	Valley Park - 99/02400/CONVAR Variation of condition no 1 - SE/98/0290 to enable two mobile homes to be stored and stationed on the land instead of one mobile home and one touring caravan.	Approved on Appeal (21/06/00) The Inspector considered there were very special circumstances that outweigh any additional harm to the Green Belt and allowed the appeal granting personal permission for two mobile homes to be stationed on the land instead of one mobile home and one touring caravan.
	Westmorland Farm - 99/00455/HIST Varied personal permission to include immediate family of occupant for stationing of a mobile home and the storing of a caravan (allowed at appeal of enforcement notice in 1984)	Approved (21/09/99) Permanent personal permission granted in 1984, varied in 1999 to include immediate family, for one mobile home and one touring caravan. In the event of an owner ceasing to occupy that part of the land, the land cannot be used for the stationing or storage of caravans without arrival from the Council.
	Westmorland Farm -99/02626/FUL Use of land as a four pitch gypsy caravan site.	Allowed on Appeal (23/02/01) Permission granted for no more than two touring caravans or one mobile home and one touring caravan to be placed on each pitch at any one time. No named applicants, but to be occupied only by gypsies falling within the statutory definition.
	Westmorland Farm - 02/01984/FUL Creation of three additional plots for gypsy families.	Allowed on Appeal (05/02/04) Temporary permission granted for 5 years for 3 pitches (additional to the 4 permanent pitches previously permitted above). The permitted use cannot take place until the existing mobile unit or portakabin used for educational purposes on the southern part of the site is removed. No more than two touring caravans or one mobile home and one touring caravan shall be stored on each plot at any one time. No named

			applicants, but to be occupied only by gypsies falling within the statutory definition.	
	Adjacent site 72 Lower Road – 06/00532/FUL Retention and siting of residential mobile home for the joint lives of dependant relatives		Refused The stationing of this mobile home lies outside of the curtilage of the residential property. It was refused permission due to the impact on the openness of the Green Belt and countryside.	
	Adjacent site 72 Lower Road – 310/83/162 Enforcement notice for the making of a material change in the use of the land as a residential caravan site without planning permission.		Allowed on Appeal (19/12/08) The Inspector granted personal permission for the stationing of no more than one caravan at any one time on the land, and be restored to its previous condition within two months of the cease of the use by the named applicants. The caravan did not fall within the curtilage of the residential property to which it was ancillary to. Permission was granted due to very special circumstances surrounding the health matters of the gypsy occupants, and connection of family residing in the property at 72 Lower Road.	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	This site lies fully within the Metropolitan Green Belt.	The SFRA indicates that a very small area of the site at the north-west corner is within Flood Zone 3b (functional floodplain)	The site very gently slopes to the south away from the highway.	Site is considered to be well connected to the village. The site is located opposite an established residential area. Therefore it is considered a sustainable location within suitable walking distance to the local services at Hextable, which include a village store and Post Office, a primary school and secondary school, and a doctor's surgery.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site is very open from Lower Road, and can be seen from both the highway and the residential properties to the west. It is also adjacent to an existing permanent Gypsy site, which is bounded by a wall so provides screening.	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	
	Whilst the site lies adjacent to an existing permanent Gypsy site, with numerous planning permissions (outlined above), additional pitches here may cause a cumulative impact on the character of the countryside.	The site is very open and can be viewed from Lower Road and the neighbouring residential development opposite. It is also in close proximity to two residential buildings at 70 and 72 Lower Road, which the upper floors are visible from this site.	There is vehicular access for the adjacent valley park site and two PROWs in close proximity.	
Suitability:	The site is well located in relation to local services at Hextable, and lies outside of an AONB. It is also not affected by air or noise quality issues. However, the original site promoted during the 2012 Call for Sites included both this land and the site option being considered to the south. The originally promoted site included a new point of access from the highway into the site, and 25 additional pitches. After having assessed the site for the suitability of this level of additional pitches, it was not deemed suitable due to the number of existing pitches on the adjacent land, creating a potential cumulative impact on the landscape (also taking into account the adjacent site of 70-72 Lower Road).			

Site Address: Fort Halstead, Halstead



Site Description:	The site is currently classified as a major developed site within the Green Belt, and is subject to Policy SP 8 of the Core Strategy 'Economic Development and Land for Business', and the proposed Policy EMP3 'redevelopment of Fort Halstead' in the draft ADMP. The site is approximately 40.1ha.			
Relevant Planning History	Application Details		Application History	
	None applicable		None applicable	
Constraints:	Green Belt	Flood Risk	Topography	Connection to local services
	The site lies fully within the Metropolitan Green Belt	The SFRA indicated that the site is not within Flood Zones 2 and 3 and is not liable to flooding.	The site steeply slopes to the south and south east, being relatively flat on the areas of higher ground.	There is limited public transport traveling passed the site but not currently serving it. It is not particularly well connected to a local service centre. However, there is other residential use established in this area, which would

				require private transport to reach the larger local centre of Halstead, providing educational, convenience, and community facilities.
	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 is not located within an AQMA nor are there any unacceptable noise constraints	There is much tree coverage along the western and southern boundary of the site, which would provide privacy for the occupier.	Adjacent to the south-east of the site is an area of land covered by a TPO. The site lies within the Kent Downs AONB	The site surrounds, but is not included within the boundary, a Scheduled Ancient Monument.
Impact:	Impact on local character and identity of local surroundings	Impact on amenity for existing residents	Vehicle and pedestrian access	
	There are quite extensive views looking out of the site from the south west, interspersed by tree coverage. There are residential properties to the north of the site, which are not visible from the wider landscape. Therefore, dependent upon layout and design, there would be limited impact upon the landscape.	The site is adjacent to an existing residential area. However, the nature of the proposal would cause fewer disturbances than the industrial nature of the current use of the site, and would be considered as part of a wider redevelopment.	The site currently has two vehicular access points, at the north and west of the site. Pedestrian access is limited, but can be accessed from the north of the site adjacent to the residential area.	
Suitability:	The site is not located in an area at risk of flooding nor is it located in an area of air and noise quality impacts. The site contains very extensive views looking out over the wider landscape, and is located in a prominent position. It is however well screened and any development would potentially be limited in terms of impact on the landscape. The site is not within walking distance to the nearest local service centre of Halstead, and has a limited exposure to public transport.			

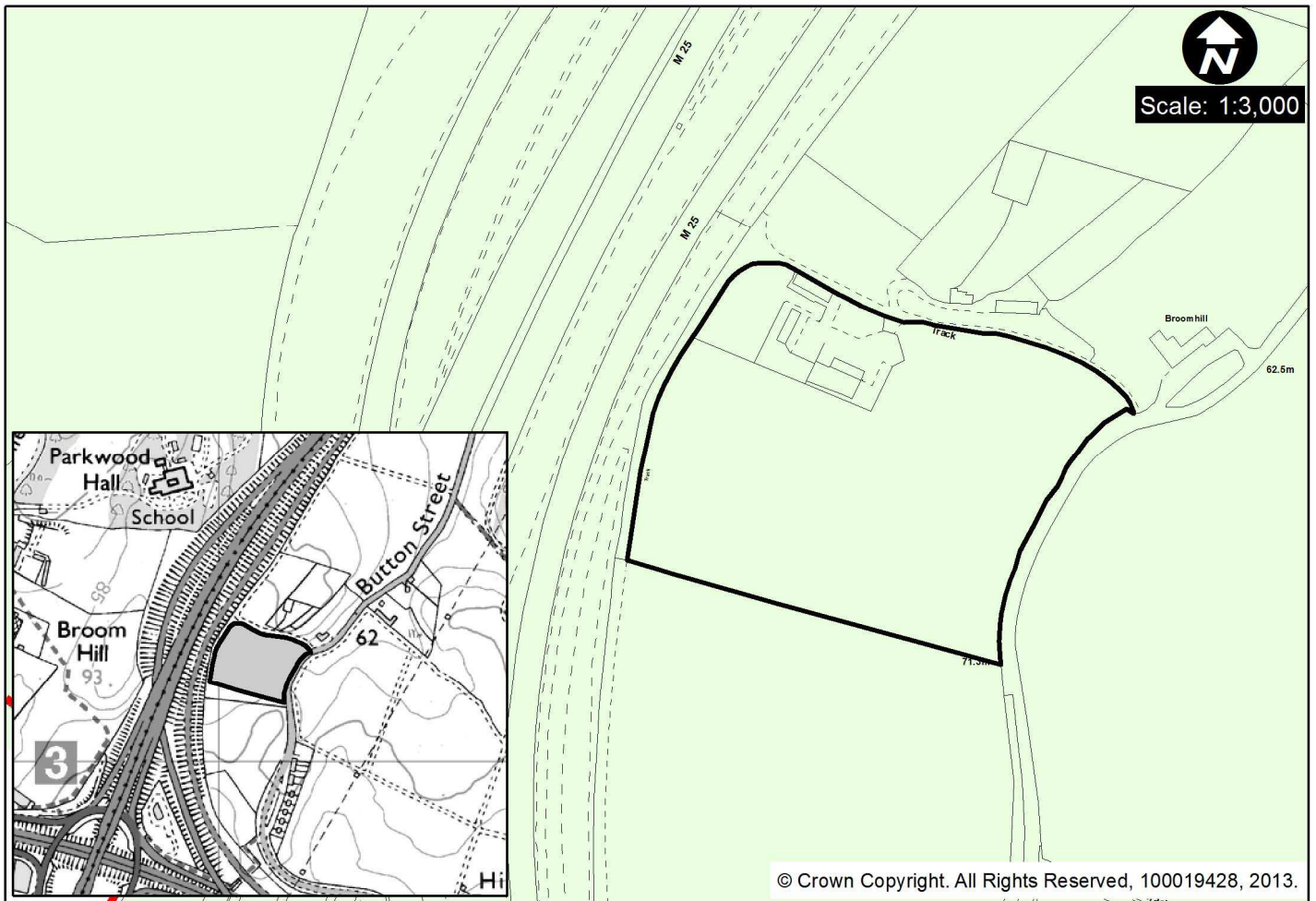
Deliverability:	<p>The Council has commissioned and published an assessment of the viability of the landowner's emerging redevelopment proposals. This assessment finds that, whilst viable opportunities for the redevelopment of the site exist, many mixed use development scenarios that could re-provide the number of jobs on the site are of marginal viability. At present, it is, therefore, not considered that there is scope for introducing additional uses with relatively low development values, such as gypsy and traveller pitches, within a redevelopment of the Major Employment Site area. This issue can be kept under review as the Gypsy and Traveller Plan develops and plans for the redevelopment of the site evolve between now and 2018 when DSTL is expected to have relocated away from the site.</p>
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**GYPSY AND TRAVELLER PLAN
SITE OPTIONS ASSESSMENTS:
SITES WITH A LIVE PLANNING APPLICATION**

MARCH 2014

Site Address: Land South West Broom Hill, Swanley



Site Description:	The site is approximately 2.28ha and is situated in close proximity to the M25 motorway. It is in a fairly open rural location, set back from any residential development.	
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.		To be determined	
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 to the local services provided in Swanley, providing large scale convenience retail facilities, and educational facilities. There are however no PROWs 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 constraint 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	Impact on amenity for existing residents	Vehicle and pedestrian access	

	surroundings		
	The site is located in an area of fairly open countryside.	There is limited impact on the amenity for existing residents due to the fairly isolated location of the site.	There is an existing vehicular access onto Button Street.
Suitability:	Due to the current application on this site still to be determined, it would not be appropriate to make an initial judgement against some of the criteria to decide whether it is suitable enough to be put forward as a site option. However the site does have previous planning history for the stationing of 1 mobile home, which can be considered as part of its potential suitability. 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.		
Deliverability:	The site is available and currently has an application to be determined for the continued use of the land for 2 residential caravans.		

Site Address: Fordwood Farm, New Street Road, Hodsoll Street



Site Description:	<p>This site is approximately 0.13ha and is an unauthorised site. It currently has an application to be determined for the stationing of 1 mobile home and 1 touring caravan. The site lies within an area of scattered and sporadic development with a dwelling to the north, and farm to the south.</p>	
Relevant Planning History	Application Details	Application History
	<p>03/00623/FUL Change of use to residential, stationing of one mobile home and one touring caravan for a Gypsy Family.</p>	<p>Refused and Appeal Dismissed 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 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) 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 parked on the land.</p>	

	09/00822/CONVAR Change of use from agricultural land to agricultural with standing caravan for residential purposes.		To be determined Application is for temporary permission for a further 3 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.	The site is flat	The site is in a fairly remote location approx. 1.8 miles to the west of the site from the main centre of New Ash Green.
	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 is not located within an AQMA nor are there any unacceptable noise constraints.	The site is well screened at the rear and public view points along the roadside.	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
	Wide or long views into and from the site are not affected, reducing the visual impact of the site in the landscape.	The neighbouring properties are at a sufficient enough distance to not be impacted by this site in terms of amenities.		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 lane and there are no pavements or PROWs in close proximity.

Suitability:	Due to the current application on this site still to be determined, it would not be appropriate to make an initial judgement against some of the criteria to decide whether it is suitable enough to be put forward as a site option. However the site does have previous planning history for the stationing of 1 mobile home, which can be considered as part of its potential suitability. The site is located outside of an AONB, AQMA, and is not constrained by other nature designations or impacts the setting of any Heritage Assets.
Deliverability:	The site is available. It is currently an unauthorised site and is awaiting the determination of an application for temporary planning permission.