



**GYPSY AND TRAVELLER PLAN
SITE OPTIONS CONSULTATION**

INTERIM SUSTAINABILITY APPRAISAL REPORT

MARCH 2014

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1 INTRODUCTION

Local Development Framework Background

- 1.1 Sevenoaks District Council is currently preparing its Local Development Framework (LDF), which will replace the Sevenoaks District Local Plan. The LDF will comprise of three Development Plan Documents (DPDs), the adopted Core Strategy, the emerging Allocations and Development Management Plan and the Gypsy and Traveller Plan.
- 1.2 The objective of the Gypsy and Traveller Plan is to identify new site allocations for Gypsy and Traveller pitches.

Sustainability Appraisal

- 1.3 Under the Planning and Compulsory Purchase Act 2004, DPDs must undergo a Sustainability Appraisal (SA). Sustainability Appraisal involves the identification and evaluation of the DPDs impacts on the three elements of sustainable development those being the economic, social and environmental impacts. The SA process incorporates the requirements of European Law on the environmental assessment of plans (referred to as the 'Strategic Environmental Assessment Directive').
- 1.4 In 2005 Consultants Scott Wilson (who have since become part of URS) carried out a Sustainability Appraisal Scoping Report (SA Scoping Report) on the LDF that covered the key DPDs proposed at the time, including the issues surrounding the Core Strategy. The report was updated in 2007 as the Core Strategy progressed through the production process.
- 1.5 Upon completion of the Core Strategy the Council undertook a further update of the Scoping Report in May 2011 in order to ensure that the Allocations and Development Management Plan and Gypsy and Traveller Plan were built upon credible baseline data. At the end of the process there were no consequential changes to the 2005 SA objectives, which remain a relevant set of criteria for judging sustainability impacts.
- 1.6 Through the scoping process a series of key sustainability objectives were produced for the District which highlighted some of the particular sustainability priorities that the LDF should seek to address and the monitors and targets by which they would be assessed.

This Document

- 1.7 The purpose of this document is to provide an interim assessment of the sustainability issues with regard to the potential Gypsy and Traveller pitch site allocations. The document tests the

potential sites against the sustainability objectives identified through the scoping stage, with the goal of ensuring that the environmental quality and local distinctiveness of the Sevenoaks District is maintained.

- 1.8 A detailed appraisal of the potential sites has been undertaken in order to inform the site selection process.
- 1.9 A public consultation will take place between xxx and xxx on the Gypsy and Traveller site options and the SA Report.
- 1.10 Following these consultations a publication version of the Gypsy and Traveller Plan will be prepared drawing on representations received.
- 1.11 The publication version of the Plan will be accompanied by a full SA Report, which will be supported by documentation to demonstrate how the proposed sites options were selected and mitigation measures identified from the SA.

Should you wish to comment on this SA Report, please do so in writing no later than xxx.

Write to:

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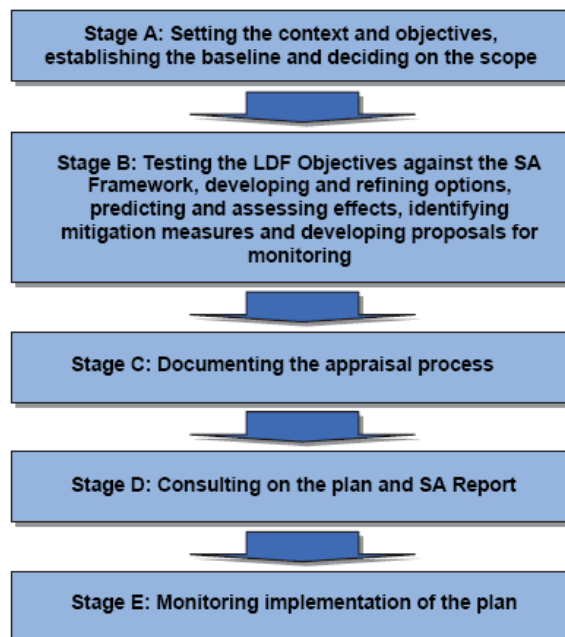
2 SUSTAINABILITY APPRAISAL / SEA DIRECTIVE

- 2.1 By law, DPDs are subject to Strategic Environmental Assessment (SEA) and SA. SEA involves the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive entered into force in the UK on 21 July 2004 and applies to a range of plans and programmes including LDFs.
- 2.2 SA extends the concept of SEA fully to encompass economic and social concerns. Under the Planning and Compulsory Purchase Act 2004 (PCPA), SA should be undertaken for the constituent DPDs of the LDF. SA is therefore a statutory requirement for LDFs along with SEA. The Government's approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social as well as environmental effects. To this end, the Department for Communities and Local Government (CLG) Plan Making Manual provides detailed guidance as to the approach to be taken to SA and SEA. The combined SEA/SA process is referred to in this document as SA.
- 2.3 The Guidance advocates a five-stage approach to undertaking SA (see below).

Stage A involves establishing the framework for undertaking the SA – essentially a set of sustainable development objectives against which each DPD can be assessed – together with the evidence base that will help to inform the appraisal.

The subsequent stages of the SA process involve the main body of appraisal work including developing and refining options and assessing the effects.

Figure 1: The five stage approach to SA



Sevenoaks Sustainability Objectives

- 2.4 The purpose of the SA, according to the SEA Directive, is to undertake an appraisal of the ‘social, environmental and economic effects of plans, strategies and policies’ from the outset of the LDF process, so that decisions can be made which accord with the objectives of sustainable development.
- 2.5 The Government’s objectives for sustainable development are set out in the revised strategy document entitled ‘Securing the Future – UK Government Sustainable Development Strategy’ (Defra, 2005).
- 2.6 The five guiding principles of the strategy are identified as:-
- Living Within Environmental Limits;
 - Ensuring a Strong, Healthy and Just Society;
 - Achieving a Sustainable Economy;
 - Promoting Good Governance; and
 - Using Sound Science Responsibly.
- 2.7 In 2005 Consultants Scott Wilson carried out a SA Scoping Report on the LDF that covered the key DPDs proposed at the time, including the issues surrounding the Core Strategy. A set of 13 key sustainability objectives were derived as a result of this scoping exercise. Following production of the SA Scoping Report Update the Council considers them to remain relevant.

Sustainability Objectives of the LDF derived from the Scoping Stage	
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment
3	To improve the health and well-being of the population and reduce inequalities in health
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
7	To conserve and enhance biodiversity and geodiversity
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
10	To create a high quality built environment
11	To promote sustainable forms of development and sustainable use of natural resources
12	To encourage high and stable levels of employment and sustain economic competitiveness
13	To improve the development and retention of skills

2.8 This SA Assessment Report therefore follows the same approach to that which was adopted with the Core Strategy and Allocations and Development Management Plan and assesses the potential gypsy and traveller sites for their compatibility with these 13 sustainability objectives, in order to evaluate whether the sites proposed are suitable.

3 METHODOLOGY

- 3.1 Scoping is the first stage of SA that is completed before production of the plan document starts. As detailed in Chapter 1, three SA Scoping Reports have been produced as part of the LDF process, which have helped develop the approach to considering the potential gypsy and traveller site allocations and fulfils a number of important roles that set the basis of SA for the process.
- 3.2 This Interim SA Report of the Gypsy and Traveller Plan Site Options assessed the extent to which the potential allocations help to achieve the relevant sustainability objectives of the wider Sevenoaks LDF as derived from scoping stage. The appraisal is based on an assessment of each site against the thirteen themes set out in the LDF Scoping Report.
- 3.3 More detailed assessment will be carried out as the Plan progresses through the stages of production.

Traffic Light Assessment

- 3.4 The Interim SA uses the process of appraising individual sites against the LDF sustainability objectives and utilised a traffic light assessment method to measure the impacts of policy proposals. The purpose of the traffic light assessment was to establish the positive and negative aspects of sustainability against the objectives of the LDF.
- 3.5 The traffic light system was preferred for assessing sites rather than risk false precision by giving a numerical sustainability rating. For example if the sites were assessed on a numerical basis rather than the traffic light system, the comparison between a score of 10 and 5 would imply that the former is twice as good as the latter, which is unlikely to be the case.
- 3.6 A guide to the traffic light approach is included overleaf.

Guide to Traffic Light Policy Assessment

++	<i>A very positive assessment is judged to be where the allocation of the site will have a very positive impact on the sustainability objective.</i>
+	<i>A positive assessment is where the site allocation will have a generally positive impact on that sustainability objective but is not the most sustainable option.</i>
0	<i>A neutral assessment is can be where the site allocation is irrelevant to the sustainability objective or where no material impact is likely to occur. A neutral assessment may also be given where the allocation can potentially have an equal positive and negative impact resulting in an overall neutral score.</i>
-	<i>A negative assessment is where the allocation of the site is likely to have a negative impact on that sustainability objective. This negative impact could potentially be offset through mitigation measures.</i>
--	<i>A very negative assessment applies where the site allocation conflicts with the sustainability objective and is unlikely to be totally offset by mitigation measures.</i>

Assessment

- 3.7 Policies are considered against the sustainability objectives, which are supported through an extensive evidence base including documents such as the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2012 and the Strategic Housing Land Availability Assessment (SHLAA). A full list of the supporting evidence base is available on the Council’s website www.sevenoaks.gov.uk.
- 3.8 All sites have been given an initial rating for each objective using the traffic light methodology as detailed above. The appraisal of each site will inform the future site selection process. Where sites are judged to receive a negative impact the SA will assist in identifying mitigation measures.

4 SITE ASSESSMENT OVERVIEW

4.1 Taking into consideration the methodology described, the following matrix sets out the initial assessment and impact of the sites against their contribution and impact upon the key sustainability objectives of the LDF (as derived through the original scoping report of the SA). The detailed assessments are included at **Appendix 1**.

Site	Sustainability Objective												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Eagles Farm, Crowhurst Lane, West Kingsdown (temporary permission)	+	0	-	+	+	-	+	+	+	0	+	0	+
Eagles Farm, Crowhurst Lane, West Kingsdown (Additional pitches)	+	0	-	+	+	-	0	+	+	0	0	0	+
Hollywood Gardens, School Lane, West Kingsdown	+	0	0	+	0	0	-	-	--	0	+	0	+
Seven Acres Farm, Hever Road, Edenbridge	+	--	0	+	+	0	+	-	0	0	+	0	+
Malt House Farm, Lower Road, Hextable	+	0	0	+	+	0	+	-	+	0	+	0	+
Land east of Knockholt Station, Halstead	+	-	0	+	+	0	+	+	+	0	+	0	+
Holly Mobile Home Park, Hockenden Lane, Swanley	+	0	0	+	+	0	+	0	+	0	+	0	+
Hilltop Farm, London Road, Farningham	+	0	-	+	--	-	-	0	--	0	+	0	+
Robertsons Nursery, Goldsel Road, Swanley	+	0	-	+	+	-	+	+	+	0	+	0	+
Fordwood Farm, New Street Road, Hodsoll Street	+	0	0	+	--	0	0	+	--	0	0	0	+
Land adj to Valley Park south, Lower Road, Hextable	+	-	0	+	+	-	-	--	+	0	0	0	+
Barnfield Park, Ash	+	-	0	+	0	-	-	-	-	0	-	0	+
Early Autumn, East Hill Road, Knatts Valley	+	-	0	+	--	-	-	-	--	0	0	0	+
Land West of Enterprise Way, Edenbridge	++	-	0	+	++	-	-	0	++	0	+	0	+
Land south of Mesne Way, part of Timberden Farm, Shoreham	+	-	0	+	+	-	0	-	+	0	0	0	+
Land at Fort Halstead, Halstead	+	0	0	+	-	0	-	-	-	0	+	0	+

Site	1	2	3	4	5	6	7	8	9	10	11	12	13
Hever Road Caravan Site, Edenbridge	+	--	0	+	+	-	0	0	+	0	0	0	+
Fort Halstead, Halstead	+	0	0	+	-	0	-	-	-	0	+	0	+
Valley Farm North, Carter's Hill, Underriver	+	-	0	+	-	-	-	--	--	0	--	0	+
Valley Farm South, Carter's Hill, Underriver	+	-	0	+	-	-	-	--	--	0	--	0	+
Land adj to Cricket Pavilion, Underriver	+	-	0	+	--	-	-	--	--	0	--	0	+
Deers Leap Farm, Four Elms Road, Edenbridge	+	-	0	+	--	-	-	-	--	0	--	0	+
Land South West Broom Hill, Button Street, Swanley	+	0	--	+	-	--	0	-	--	0	-	0	+
Polhill Park, Halstead	+	0	--	+	--	--	0	-	--	0	+	0	+
Land adj. Valley Park north, Lower Road, Hextable.	+	-	-	+	+	-	-	--	+	0	-	0	+

5 ASSESSMENT SUMMARY

5.1 All of the potential Gypsy and Traveller site allocations have been initially considered against the 13 LDF sustainability objectives, as detailed in the methodology above, and are included for reference at Appendix 1. However at this stage the appraisal process only looks at the suitability of the site for additional gypsy and traveller pitches. The exact quantity or site layout has not been considered. As the Gypsy and Traveller Plan progresses to a more advanced stage and prior to publication a more detailed appraisal will be carried out.

5.2 Below is a summary of how each objective was used to assess the potential allocation.

Objective 1 - To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.

5.3 The NPPF requires Local Authorities to plan for Gypsy and Traveller development and allocate sites for potential pitches. The appraisal therefore considers that the allocation of sites specifically for gypsy and traveller pitches will have a positive impact on this sustainability objective.

5.4 All site allocations assessed have therefore scored a double positive where the site lies within the built confines of a settlement or a single positive if the site lies within the Green Belt.

Objective 2 - To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.

5.6 The site allocations consist of existing temporary pitches, additional pitches on existing gypsy and traveller sites and new sites.

5.7 Where sites currently have temporary pitches and where no flooding issues have been identified the site has been considered to have a neutral impact on this sustainability objective.

5.8 Where additional pitches are proposed on existing gypsy and traveller sites or new sites are proposed, and no flooding issues have been identified, the site has been considered to have a single negative impact on this sustainability objective. This takes into account the increased risk of surface water flooding on the site due to the loss of natural drainage.

5.9 Mitigation measures have been proposed where necessary.

Objective 3 - To improve the health and well-being of the population and reduce inequalities in health.

- 5.10 Sites which lie within an AQMA or AQMA buffer zone have scored negatively against this objective.
- 5.11 Sites which have potential noise issues have also scored negatively.

Objective 4 - To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest

- 5.12 It is considered that the allocation of permanent Gypsy and Traveller pitches will have a positive impact on reducing social exclusion within the district. All the potential allocations have scored a single positive against this objective.

Objective 5 - To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.

- 5.13 This impact on the sustainability objective varies according to the location of the site.
- 5.16 Sites which lie within the built confines of a settlement have scored a double positive and those on the edge of settlements have scored a single positive.
- 5.17 Sites which are remote and can only access services and facilities by private transport have scored negatively.

Objective 6 - To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve.

- 5.18 Sites which lie within an AQMA or AQMA buffer zone have scored negatively against this objective.
- 5.19 Sites which have a temporary permission or where the site is already developed have been considered to have a neutral impact on this objective as the situation on site will remain unchanged.
- 5.20 Sites which have proposed new pitches have scored negatively as the new pitches will have associated greenhouse gas emissions.

Objective 7 - To conserve and enhance biodiversity and geodiversity.

- 5.21 Sites with temporary planning permission where the pitches are already in place and no additional pitches are proposed have been considered to have a positive impact on the conservation of biodiversity and geodiversity.
- 5.22 Sites where additional pitches are proposed on existing sites are considered to have a neutral impact and new greenfield sites to have a negative impact.
- 5.23 Sites which impact on a biodiversity designation such as a local wildlife site have scored a negative impact.
- 5.24 Mitigation measures to enhance the biodiversity and geodiversity of the site have been included.

Objective 8 - To protect, enhance and make accessible for enjoyment, the countryside and the historic environment

- 5.25 Due to the predominantly rural nature of Sevenoaks District this sustainability objective is of significant importance. Sites have been appraised against the objective by taking into account the openness of the site, the level of screening, the impact on heritage assets and whether the site lies within the Green Belt and/or AONB.
- 5.26 Sites which are well screened with no impact on heritage assets have scored positively against this objective. Sites which are very open have scored negatively.
- 5.27 Sites which will impact a heritage assets or lie within the AONB have scored negatively.
- 5.28 Mitigation measures to enhance the screening and reduce the impact on the heritage assets and the wider countryside have been included.

Objective 9 - To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure.

- 5.29 The Core Strategy encourages development in the existing built up areas to reduce the need to travel. Sites which lie within the built confines of settlements have therefore scored very positively against this objective.
- 5.30 Sites within the Green Belt, but which lie close to settlements with good public transport links have scored positively whereas sites in remote areas where private transport is required to access services have scored negatively.

Objective 10 - To create a high quality built environment

- 5.31 Government policy requires Local Planning Authorities to allocate land to meet the need for Gypsy and Traveller pitches within their District. Therefore site allocations for Gypsy and Traveller pitches are considered not to have an impact on this objective.

Objective 11 - To promote sustainable forms of development and sustainable use of natural resources

- 5.32 Allocations on previously developed land including sites with temporary and permanent permission for pitches score positively against this objective.
- 5.33 Greenfield sites, especially those in remote locations, score negatively.

Objective 12- To encourage high and stable levels of employment and sustain economic competitiveness

- 5.34 The allocation of Gypsy and Traveller pitches has no impact on the objective.

Objective 13 - To improve the development and retention of skills

- 5.35 Retention of gypsy and traveller pitches within the district will lead to the retention of associated skills and therefore all sites score positively.

6 APPRAISAL CONCLUSIONS & KEY RECOMMENDATIONS

- 6.1 The principal findings of the Interim SA for the Gypsy and Traveller Plan Site Options suggest that some sites are more sustainable than others.
- 6.2 Sites which are in remote rural areas have scored poorly against many objectives and therefore the appraisal considers these sites to be generally unsuitable for allocation.
- 6.3 Due to the rural nature of the District and the vast extent of Green Belt land (93% of the District) the majority of the potential allocations lie within the Green Belt and have an impact on the countryside and the natural environment. The appraisal has highlighted the importance of mitigating any negative impacts and this will be reflected in the design guidance to accompany any allocations. The consultation with external bodies will also help identify more detailed mitigation measures which could be included.
- 6.5 Taking the above into account the assessment plays an important role in identifying which sites are suitable for gypsy and traveller pitch allocation.

Recommendations

- 6.6 The appraisal has revealed a number of recommendations for the emerging Gypsy and Traveller Plan.

The design guidance which will accompany the site allocations must include mitigation measures to offset the negative impact that the allocation will have on the sustainability objectives. If this impact cannot be offset, the sites should only be allocated where other material considerations deem it suitable. This is only expected to be the case for a minority of sites.

Sites which lie within or close to built confines, outside of an AQMA or buffer and which do not lie within a floodplain are considered the most sustainable and should be allocated in favour of other sites.

- 6.9 All of the above will be considered along with consultation responses received and will inform the development of the plan.

APPENDIX 1

DETAILED POLICY

APPRAISALS

Eagles Farm, Crowhurst Lane, West Kingsdown (Temporary Permission)

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	-	Lies within an AQMA buffer zone	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of the built confines but within walking distance to West Kingsdown Village Centre.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Lies within an AQMA buffer zone	
7. To conserve and enhance biodiversity and geodiversity	+	No national or local nature conservation designations, existing temporary permission so situation on site remains unchanged.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	No impact on heritage assets. Lies within the Green Belt, Pitches are not readily visible from public vantage points.	Opportunities for soft landscaping to increase screening and reduce impact.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Lies outside of the built confines but within walking distance to West Kingsdown village centre and good public transport routes.	Opportunities for improved transport links
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Eagles Farm, Crowhurst Lane, West Kingsdown (Additional Pitches)

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, existing site with hardstanding	
3. To improve the health and well-being of the population and reduce inequalities in health	-	Lies within an AQMA buffer zone	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of the built confines but within walking distance to West Kingsdown Village Centre.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Lies within an AQMA buffer zone	
7. To conserve and enhance biodiversity and geodiversity	o	No national or local nature conservation designations. Additional pitches on existing site.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	No impact on heritage assets. Lies within the Green Belt, Pitches are not readily visible from public vantage points.	Opportunities for improved soft landscaping to increase screening and reduce impact
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Lies outside of the built confines but within walking distance to West Kingsdown village centre and good public transport routes.	Opportunities for improved transport links
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	o	Additional pitches on existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Hollywood Gardens, School Lane, West Kingsdown

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	Lies within a rural location but close to existing residential development	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Does not lie within an AQMA or buffer zone and is an existing temporary site.	
7. To conserve and enhance biodiversity and geodiversity	-	Adjacent to a Local Wildlife Site and within the Kent Downs AONB. Temporary pitches already exist	Opportunities for biodiversity enhancement
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Approx. 50m from a listed building, opposite ancient woodland. Existing screening.	Opportunities for improved screening to reduce impact on countryside and listed building
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Lies in a rural lane with no public transport links. Rural lane is not suitable for pedestrians.	Opportunities for improved transport links
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Seven Acres Farm, Hever Road, Edenbridge

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	--	The site lies within Flood Zone 3b (functional floodplain). Temporary permission with existing hardstanding.	Opportunities exist to mitigate drainage issues through sustainable measures
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of the built confines but close to Edenbridge Town Centre.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Does not lie within an AQMA or buffer zone and is an existing temporary site.	
7. To conserve and enhance biodiversity and geodiversity	+	No national or local nature conservation designations, existing temporary permission so situation on site remains unchanged.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	No impact on heritage assets. Lies within the Green Belt. Site is relatively prominent in landscape with	Opportunities for improved soft landscaping to increase screening and reduce impact.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Lies outside of the built confines but close to Edenbridge Town Centre but only accessible by road. No footpath.	Opportunities for improved transport links
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Malt House Farm, Lower Road, Hextable

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of the built confines but facilities at Hextable within walking distance.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Does not lie within an AQMA or buffer zone and is an existing temporary site.	
7. To conserve and enhance biodiversity and geodiversity	+	No national or local nature conservation designations, existing temporary permission	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	No impact on heritage assets. Lies within the Green Belt. Mobile Home is set back and well integrated into existing farm, but can be seen from public footpath	Opportunities for improved soft landscaping to increase screening and reduce impact.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Lies outside of the built confines but facilities at Hextable within walking distance.	Opportunities for improved transport links
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land East of Knockholt Station, Halstead

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Partly in a floodplain, but EA have advised that site is at low risk of flooding.	Sustainable drainage systems
3. To improve the health and well-being of the population and reduce inequalities in health	o	Although close to railway line no significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of the built confines but close to facilities at Badgers Mount which has excellent bus links.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Does not lie within an AQMA or buffer zone and is an existing temporary site.	
7. To conserve and enhance biodiversity and geodiversity	+	No national or local nature conservation designations, existing temporary permission so situation on site remains unchanged.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	No impact on heritage assets. Lies within the Green Belt. Site not prominent from the street.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Lies outside of the built confines but close to facilities at Badgers Mount which has excellent bus links.	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Holly Mobile Home Park, Hockenden Lane, Swanley

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of built confines but well connected to local services and public transport routes	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Does not lie within an AQMA or buffer zone and is an existing temporary site.	
7. To conserve and enhance biodiversity and geodiversity	+	No national or local nature conservation designations, existing temporary permission so situation on site remains unchanged.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	No impact on heritage assets. Lies within the Green Belt. Soft landscaping acting as screening.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Lies outside of built confines but well connected to local services and public transport routes	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Hilltop Farm, Lower Road, Hextable

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	-	Lies within an AQMA buffer zone	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	Lies in a remote location away from local services and facilities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Lies within an AQMA buffer zone	
7. To conserve and enhance biodiversity and geodiversity	-	Lies within the Kent Downs AONB.	Opportunities for biodiversity enhancement and conservation of AONB landscape character
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	No impact on heritage assets. Lies within the Green Belt. Some existing screening.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Lies in a remote location away from local services and facilities with no public transport facilities.	Opportunities for improved public transport provision.
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Robertsons Nursery, Goldsel Road, Swanley

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	-	Lies within an AQMA buffer zone	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Lies outside of the built confines but close to facilities at Crockenhill.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Lies within an AQMA buffer zone	
7. To conserve and enhance biodiversity and geodiversity	+	No national or local nature conservation designations, existing temporary permission so situation on site remains unchanged.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	No impact on heritage assets. Lies within the Green Belt. Site is well screened and located on lower lying land than the adjacent main road.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Close to facilities at Crockenhill which is served by a bus. Close to Swanley with additional bus and train links. Good pedestrian access.	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Fordwood Farm, New Street Road, Hodsoll Street

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Does not lie in a floodplain, had previous temporary permission with existing hardstanding.	
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	Remote location approx. 1.8miles from New Ash Green which has limited facilities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Does not lie within an AQMA or buffer zone and is an existing temporary site.	
7. To conserve and enhance biodiversity and geodiversity	o	No national or local nature conservation designations. Site has had temporary permission previously.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	No impact on heritage assets. Lies within the Green Belt. Site is well screened.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location, no pavements or PROW. No public transport.	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	o	Site with previous temporary permission but in remote location	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land adj. Valley Park South, Lower Road, Hextable

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Does not lie in a floodplain. Greenfield site, any development would increase surface water runoff	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Site is considered to be well connected to Hextable within walking distance of local services.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but is a new site which will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	-	No national or local nature conservation designations but currently greenfield.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	--	No impact on heritage assets. Lies within the Green Belt. Site is currently empty and very open, additional pitches will have a negative impact on the countryside.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Site is considered to be well connected to Hextable within walking distance of local services and public transport	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	o	New pitches on greenfield site, however close to existing pitches and local facilities. Hextable is a "Service Village".	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Barnfield Park, Ash

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Does not lie in a floodplain. Greenfield site, any development would increase surface water runoff	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	0	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Site is considered to be reasonably connected to local services in Ash.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but is a new site which will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	-	No national or local nature conservation designations but currently greenfield.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	No impact on heritage assets. Lies within the Green Belt. Site has some screening, additional pitches may have a negative impact on the countryside.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Site is considered to be reasonably connected to Ash but would rely on private transport.	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	-	New pitches on greenfield site, however close to existing pitches and limited local facilities. Ash is a "Hamlet"	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Early Autumn, East Hill Road, Knatts Valley

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Does not lie in a floodplain. Greenfield site, any development would increase surface water runoff	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	Remote location, not close to any local facilities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	-	No national or local nature conservation designations but currently greenfield.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Lies within the Green Belt. Existing site. Adjacent to ancient woodland	Opportunities for improved soft landscaping to increase screening. Mitigate impact on ancient woodland through careful design and site layout.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Site is remote and is only accessible by private transport.	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	o	New pitches on existing site.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land west of Enterprise Way, Edenbridge

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Lies within the built confines of Edenbridge	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Small section of the site lies within a floodplain. Greenfield site, any development would increase surface water runoff	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Within the built confines of Edenbridge which is the third largest town in the District.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	-	No national or local nature conservation designations but currently greenfield.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	No impact on heritage assets. New site adjacent to the Green Belt. Site adjacent to existing industrial buildings.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	Within the built confines of Edenbridge which is the third largest town in the District.	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Although the site is greenfield it lies within the built confines of Edenbridge.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land at Fort Halstead, Halstead

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Site does not lie within a floodplain. Site partly developed.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	0	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	Remote location with limited facilities	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Does not lie within an AQMA. Site partly developed.	
7. To conserve and enhance biodiversity and geodiversity.	-	Site lies within the Kent Downs AONB, adjacent to ancient woodland, and includes some TPOs.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Site lies within the Kent Downs AONB, adjacent to ancient woodland and adjacent to an ancient monument. Some screening.	Opportunities for improvements to increase screening and reduce impact on heritage assets.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Remote location with poor public transport links	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Hever Road Caravan Site, Edenbridge

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	--	The site lies within Flood Zone 3b (functional floodplain). Existing permanent site with hardstanding.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Close to local facilities in Edenbridge.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	o	No national or local nature conservation designations. Additional pitches on existing site.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	No impact on heritage assets. New site adjacent to the Green Belt. Site adjacent to existing industrial buildings.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Close to local facilities in Edenbridge.	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	o	New pitches on existing green belt site.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Fort Halstead, Halstead

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Site does not lie within a floodplain. Existing site with hardstanding.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	0	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	Remote location with limited facilities	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Does not lie within an AQMA. Existing site.	
7. To conserve and enhance biodiversity and geodiversity.	-	Site lies within the Kent Downs AONB, adjacent to ancient woodland and includes some TPOs.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Site lies within the Kent Downs AONB, adjacent to ancient woodland and surrounds an ancient monument.	Opportunities for improvements to increase screening and reduce impact on heritage assets.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Remote location with poor public transport links	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Re-use of existing site.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Valley Farm North, Carter's Hill, Underriver

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Site does not lie within a floodplain. No existing buildings on site.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	0	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	Remote location with limited facilities	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity.	-	Site lies within the Kent Downs AONB and is a new site with no existing development.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	--	Site lies within the Kent Downs AONB and within close proximity to a listed building. The site also lies within the Green Belt although it is among other buildings.	Opportunities for improvements to increase screening and reduce impact on heritage assets
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location with no public transport links	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	--	A new site in a remote location	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Valley Farm South, Carter's Hill, Underriver

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Site does not lie within a floodplain. No existing buildings on site.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	0	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	Remote location with limited facilities	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity.	-	Site lies within the Kent Downs AONB and is a new site with no existing development.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	--	Site lies within the Kent Downs AONB and within close proximity to listed buildings. The site also lies within the Green Belt and is very open in the landscape with no screening.	Opportunities for improvements to increase screening and reduce impact on heritage assets
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location with no public transport links	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	--	A new site in a remote location	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land adj. Cricket Pavilion, Underriver

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Site does not lie within a floodplain. Greenfield site.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	Very remote location	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity.	-	Site lies within the Kent Downs AONB and is a new site with no existing development.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	--	Site lies within the Kent Downs AONB and within close proximity to listed buildings. The site also lies within the Green Belt and is very open in the landscape with no screening.	Opportunities for improvements to increase screening and reduce impact on heritage assets
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location with no public transport links	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	--	A new site in a remote location. Underriver is a Hamlet	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Deers Leap Farm, Four Elms Road, Edenbridge

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Site does not lie within a floodplain. No existing buildings on site.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	Very remote location with limited facilities	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity.	-	Site does not have any designations however it is a site with no existing development.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Site does not have impact on any heritage assets. The site lies within the Green Belt and is open in the landscape with some screening.	Opportunities for improvements to increase screening and reduce impact on countryside.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location with no public transport links	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	--	A new site in a remote location	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land South West of Broom Hill, Swanley

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Site does not lie within a floodplain. Temporary permission in place for some pitches and associated hardstanding.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	--	Site lies within the AQMA buffer zone alongside the M25 with associated noise and air quality issues.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	Facilities in Swanley are fairly close but only accessible by private transport.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	--	Lies within an AQMA buffer zone	
7. To conserve and enhance biodiversity and geodiversity.	0	Existing temporary permission.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	The site lies within the Green Belt and is very open in the landscape with no screening.	Opportunities for improvements to increase screening and reduce impact on the countryside
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location with no public transport links	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	-	Temporary site but in a rural location	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Polhill Park, Halstead

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Site lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Site does not lie within a floodplain. Temporary permission in place for some pitches and associated hardstanding.	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	--	Site lies within the AQMA buffer zone alongside the motorway with noise and air quality issues.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	Remote location not well connected to local facilities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	--	Lies within an AQMA buffer zone and new pitches will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity.	o	The site lies within the Kent Downs AONB but is already established.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	The site lies within the Green Belt and is screened from public highway. The site lies within close proximity of ancient woodland and within the Kent Downs AONB.	Opportunities for improvements to increase screening and reduce impact on heritage assets
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Remote location with no public transport links	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	+	New pitches on existing site	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land South of Mesne Way, Shoreham

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Does not lie in a floodplain. Greenfield site, any development would increase surface water runoff	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	o	No significant noise or air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Site is considered to be well connected to Shoreham within walking distance of local services.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but is a new site which will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	o	No national or local nature conservation designations. Greenfield but agricultural field with little biodiversity. New pitches could include measures to improve biodiversity.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Lies within the Green Belt and the AONB. Site is well screened from the road but can be viewed from adjoining housing and the PROW.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Site is considered to be well connected to Shoreham within walking distance of local services and public transport	
10. To create a high quality built environment	o	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	o	New pitches on greenfield site, however close to local facilities and existing development. Shoreham is a "Service Village"	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

Land adj. Valley Park North, Lower Road, Hextable

SA Objective	Score	Predicted effect and justification	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Lies within the Green Belt	
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	Does not lie in a floodplain. Greenfield site, any development would increase surface water runoff	Sustainable Drainage Systems and good layout design
3. To improve the health and well-being of the population and reduce inequalities in health	-	Site lies adjacent to a busy highway with associated noise and air quality issues	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	The allocation of permanent gypsy and traveller pitches is considered to have a positive impact on reducing social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Site is considered to be well connected to Hextable within walking distance of local services.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Does not lie within an AQMA but is a new site which will have associated greenhouse gas emissions.	
7. To conserve and enhance biodiversity and geodiversity	-	No national or local nature conservation designations but currently greenfield.	Opportunities for biodiversity enhancement.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	--	No impact on heritage assets. Lies within the Green Belt. Site is currently empty and very open, additional pitches will have a negative impact on the countryside.	Opportunities for improved soft landscaping to increase screening.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Site is considered to be well connected to Hextable within walking distance of local services and public transport	
10. To create a high quality built environment	0	No impact	
11. To promote sustainable forms of development and sustainable use of natural resources	-	New pitches on greenfield site, however close to existing pitches and local facilities.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	No impact	
13. To improve the development and retention of skills	+	Retention of gypsy and traveller pitches within district with associated skills.	

