

1. SITE INFORMATION	
Reference number	HO3-198
Site name/address	Land Adjoining 'Yelton' at Heath Road, Coxheath, ME17 4EG
Landowner	Mr D Rolfe
Agent	Roy Morgan, Eclipse Construction & Design Ltd
Greenfield/PDL	Greenfield
Site area (ha)	0.65
Proposed no. of pitches	12
Is the site urban, adjacent to urban, rural settlement or rural	190m from western edge of Coxheath village boundary in MBWLP 2000
Site origin (e.g. Call for Sites)	Call for Sites 2014

2. SITE ASSESSMENT/SUITABILITY	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been rejected for bricks and mortar housing on the grounds of loss of woodland and that it would result in a coalescence of the development along Dean Street and Heath Road and render the intervening land between the current edge of Coxheath and the proposed site vulnerable to development.</p> <p>A site visit was undertaken on 11 May 2012.</p> <p>The site is located outside the development boundary of Coxheath, however access to local services and public transport is good (see previous assessment). The PPTS acknowledges in Paragraph 12 that Traveller sites can be located in rural areas and therefore the site should not be discounted on this basis.</p> <p>The site is located next door to an existing Gypsy site and therefore a further Traveller's site would not be inappropriate in this location, provided it was small scale so as not to appear dominant in this rural area. The site has good vehicular access.</p> <p>However the site is heavily wooded and removal of trees would be required. If the</p>

	<p>site were to be developed there may be pressure from future occupiers to remove further trees from the land. A Gypsy/Traveller site on the land would become highly visible as a result of removing the trees leading to the coalescence of development along Dean Street and Heath Road in the same way as bricks and mortar housing.</p> <p>An Arboricultural Assessment would be required, however until such time as this is carried out the trees are a major constraint to any development.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>Yes.</p>

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

<p>4. ACHIEVABILITY</p>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>A significant number of trees would have to be removed if this site is to be developed.</p>
<p>When could the site be delivered?</p>	<p>Unknown</p>
<p>Achievability conclusion</p>	<p>Achievable, subject to availability and removal of trees.</p>

<p>5. CONCLUSIONS</p>	
<p>Development of this site would result in the loss of woodland which would be detrimental to the rural character of the area.</p>	

PITCH CAPACITY 0
REJECT

1. SITE INFORMATION	
Reference number	HO3-274
Site name/address	Duckhurst Farmyard, Clapper Lane, Staplehurst
Landowner	Mr David Jones
Agent	N Brandreth Lambert and Foster
Greenfield/PDL	Both
Site area (ha)	2.76
Proposed no. of pitches	Indicative layout proposes 12 new units + the oasthouse (which has permission for conversion) and the retention of an existing mobile home as well as the farmhouse and converted barn and its annexe
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites (housing)

2. SITE ASSESSMENT/SUITABILITY	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been rejected for bricks and mortar housing on the grounds of</p> <ul style="list-style-type: none"> • Unsustainable location • Poor access • Unacceptable impact on residential amenity and character of the countryside • No access to public transport; and • Ecological constraints and impact on trees. <p>Land immediately to the north of the site has also been assessed for its suitability for bricks and mortar housing and for a public and private Gypsy/Traveller site.</p> <p>A site visit was undertaken on 11th May 2015.</p> <p>The site is located in the countryside PPTS acknowledges that Traveller sites are often located in rural areas and this is the case with existing sites in Maidstone Borough.</p> <p>The site comprises an equestrian facility and contains a substantial number of</p>

	<p>buildings including mobile homes.</p> <p>The railway line runs along the southern boundary of the site and therefore a noise assessment would need to be carried out before the site is allocated.</p> <p>The site is subject to a number of other constraints. There is a LWS at the southern end of the site and this part of the site could not be developed due to ecological constraints. In addition there two listed buildings at the entrance to the site. The setting of these listed buildings could be adversely affected by any development on this site.</p> <p>There are also residential properties close to the entrance of the site. KCC highways has identified that access is a problem due to the narrowness of Clapper Lane. The site visit confirmed that Clapper Lane is very narrow and not wide enough for two cars to pass.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>No, due to the narrowness of the roads.</p>

<p>3. AVAILABILITY</p>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	<p>Availability for Gypsy use is unconfirmed. Landowner indicated that value would need to exceed the existing use value of the premises.</p>
<p>Availability conclusion</p>	<p>Unknown.</p>

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would be associated costs with removing the existing buildings which is likely to render the site unviable.
When could the site be delivered?	Unknown
Achievability conclusion	Unlikely to be achievable for viability reasons.

5. CONCLUSIONS
The site is not suitable/achievable due to the number of constraints which cannot be mitigated.
PITCH CAPACITY 0
REJECT

1. SITE INFORMATION	
Reference number	HO3-281
Site name/address	Land at rear of Peg Tile Cottage, Goudhurst Road, Marden
Landowner	Grant Miles
Agent	n/a
Greenfield/PDL	Greenfield
Site area (ha)	1ha
Proposed no. of pitches	Not Specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	2014 Call for sites (housing)

2. SITE ASSESSMENT/SUITABILITY	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been rejected for bricks and mortar housing on the grounds that the site is isolated and unsustainable and development would be out of character with the pattern of development in the area.</p> <p>In addition part of the site is within Flood Zone 2.</p> <p>A site visit was undertaken on 11th May 2015.</p> <p>Whilst the site is outside the settlement boundary, the PPTS acknowledges that Traveller sites are often located in rural areas away from services and this is the case with other existing sites in Maidstone Borough.</p> <p>The site is currently occupied by a single dwelling house with residential properties on either side.</p> <p>The site visit confirms that the existing vehicular access has poor visibility in both directions. The use of the existing access would need to be extended in order to gain access to the land at the rear, which would be in very close proximity to the existing and neighbouring properties, to the detriment of the amenities of the occupants.</p> <p>Alternatively the existing house could be demolished in order to access the land at the rear.</p>

Appendix D: Gypsy and Traveller site assessments

	<p>The site is very open in character and any development would have an urbanising effect to the detriment of the rural character of the area.</p> <p>Part of the site lies within Flood Zone 2 and whilst this does not preclude land from development the EA have advised that development should be avoided in the flood risk area unless it is absolutely necessary. The PPTS also states that sites should not be located in areas at risk from flooding due to the particular vulnerability of caravans.</p> <p>The site has a total area 1ha and could accommodate up to 20 pitches (based on a pitch size of 500m²).</p> <p>It is considered that the use of the whole site for Gypsy/Traveller provision by virtue of its size would have an over domineering effect on the existing settled community which is sparsely populated in this rural location, contrary to Paragraph 12 of the PPTS.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>No due to the impact on the rural character of the area.</p>

<p>3. AVAILABILITY</p>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Existing tenancy or lease agreement 	<p>This site was a rejected SHLAA site (for housing). Landowner indicated that the site could potentially be available for Gypsy and Traveller use if it proved unsuitable for housing.</p>
<p>Availability conclusion</p>	<p>Unknown.</p>

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The existing house would have to be demolished which would likely render the site unviable.
When could the site be delivered?	Unknown
Achievability conclusion	Unlikely to be achievable for viability reasons.

5. CONCLUSIONS
Development of this site would require the demolition of the existing house and redevelopment for Gypsy use would be unlikely to be viable. Development would also erode the open character of the area.
PITCH CAPACITY 0
REJECT

1. SITE INFORMATION	
Reference number	HO3-291
Site name/address	Rear of Barkers Cottages, New Cut, East Farleigh
Landowner	Keith Kidner
Agent	
Greenfield/PDL	Part green field/part PDL
Site area (ha)	0.38
Proposed no. of pitches	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for Sites (housing)

2. SITE ASSESSMENT/SUITABILITY	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has been rejected for bricks and mortar housing on the grounds that the site is not well related to any existing settlement, development would consolidate existing sporadic development and have a detrimental impact on the character and appearance of the countryside.</p> <p>Part of the site lies within a Conservation Area. Gate House Farm to the south of the site together with 1-3, Barkers Cottages to the west are Grade 2 listed buildings. The site is located on the north side of New Cut which is a very narrow lane.</p> <p>The site was inspected on the 11th May 2015</p> <p>An appeal has recently be dismissed for the erection of two dwellings on the land. The Inspector considered that the site was in an unsustainable location and therefore not suitable for development in accordance with the principles in the NPPF.</p> <p>Notwithstanding this, the PPTS acknowledges that Traveller sites are often located in rural areas and this is the case with existing sites in Maidstone Borough. The site should not therefore be discounted on this basis.</p>

	<p>The Inspector also dismissed the appeal on the grounds that development of the site would erode the rural character of the area contrary to Policy ENV28 of the MBLP. This principle objection would equally apply to the provision of a Gypsy/Traveller site on the site particularly as there would be limited scope for landscaping, due to the size of the site.</p> <p>The Inspector did not consider that the proposed dwellings would have any detrimental impact on the Conservation Area or the setting of the listed buildings, by virtue of their design. However this would not be the case with a Gypsy/Traveller site which would have a greater impact given the size of the site and its proximity to heritage assets.</p> <p>The site has an area of 0.38ha and could potentially accommodate up to 7 pitches (based on pitch size of 500m²).</p>
<p>Could the site be used for travelling showpeople?</p>	<p>No the surrounding highway network is too narrow and would have a greater impact on the rural character of the area and the heritage assets.</p>

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

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None identified
When could the site be delivered?	Unknown
Achievability conclusion	Unlikely -Even if the site were available-it has other constraints.

5. CONCLUSIONS
Development of this site would have a detrimental impact on the rural character of the area and the setting of the Conservation Area and listed buildings. Access to the site is poor.
PITCH CAPACITY 0
REJECT