

<b>1. SITE INFORMATION</b>	
Reference number	PS - 33
Site name/address	Land North of Haste Hill Boughton Monchelsea
Landowner	Unknown
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.54ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	site previously considered for public Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller’s site. It was concluded that the site was sustainably located with means of access, but the site is small and exposed.</p> <p>The site was inspected on the 27th November to assess its suitability for a private Traveller site.</p> <p>The scale of the built form of a Gypsy site comprising single storey buildings would appear dominant and have an adverse impact on the openness of the landscape. A Travelling Showpeople site would be more visible due to the storage of heavy equipment.</p> <p>Whilst there is existing built form to the south and west of the site, land to the north and east is open in character. A Gypsy/Traveller site in this location would be in a relatively prominent location which would be exposed to views from the road and the nearby Public Right of Way to the west.</p> <p>A robust landscaping scheme would be required in order to protect the amenities of existing residential properties to the south and east of the site.</p> <p>However, such a scheme would not be</p>

	sufficient to reduce the harm that such a development would cause to the character and appearance of the open area.
Could the site be used for travelling showpeople?	No due to impact on the landscape.

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

<b>4. ACHIEVABILITY</b>	
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	Unknown due to lack of information on availability and landowner.

<b>5. CONCLUSIONS</b>	
Due to the current exposed nature of the site, a Gypsy/traveller site in this location would be unsuitable.	
<b>PITCH CAPACITY 0</b>	
<b>Reject</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 34
Site name/address	Land South of The Old Barn House Boughton Monchelsea
Landowner	Unknown
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.64ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement.
Site origin (e.g. Call for Sites)	Site was previously considered for the potential public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller's site. It was concluded that although the site was suitable, developing the site would harm the setting of the Conservation Area and the Southern Anti-Coalescence Belt.</p> <p>The site was inspected on the 27th November to assess its suitability for a private Traveller site.</p> <p>The previous assessment concluded that due to the location of the land, development would have a relatively low landscape impact. The recent site visit confirms this to be the case.</p> <p>The site is also adjacent to a Conservation Area. The previous assessment concluded that development would cause significant harm to the setting.</p> <p>The recent site visit confirms this would be the case even for a small scale site of one or two pitches, particularly as the site slopes and therefore mitigation measures which would reduce the impact on the Conservation Area are not possible.</p>
Could the site be used for travelling showpeople?	No a Travelling Showpeople site would have an even greater impact in visual

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

<b>4. ACHIEVABILITY</b>	
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	Unknown due to lack of information regarding availability.

<b>5. CONCLUSIONS</b>	
The site is close proximity to a Conservation Area which would be harmed by the siting of even a small gypsy site. The site is therefore not suitable.	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 35
Site name/address	Land North of Green Lane East of Laburnam Cottage Boughton Monchelsea
Landowner	Unknown
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.65ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement
Site origin (e.g. Call for Sites)	Site was considered as a potential site for the public Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller’s site. It was concluded that although the site was sustainable, it was a highly prominent and exposed site that would cause harm to the adjacent Conservation Area and the Southern Anti-Coalescence Belt.</p> <p>The site was inspected on the 27th November to assess its suitability for a private Traveller site.</p> <p>The site has an area of 0.65ha and could potentially accommodate up to 13 pitches (assuming a pitch size of 500m<sup>2</sup>). The site is also adjacent to a Conservation Area. The previous assessment concluded that development would cause significant harm to its setting.</p> <p>The recent site visit confirms this would be the case even for a small scale gypsy site of one or two pitches particularly as the site is adjacent to the road and screened only by a low level ragstone wall.</p> <p>The site is also in close proximity to listed buildings to the west and south. Development on this site would therefore have a significant adverse impact on the settings of these buildings.</p>

	<p>The site is very prominent and mitigation measures to limit the impact of development would not be possible, even for a small scale site.</p> <p>It is noted that Lynwood Farm to the north east of the site has been allocated for housing. However, the farm currently consists of a large agricultural buildings and already impacts on the character and appearance of the Countryside. Housing on this site would not have any greater impact than the existing buildings.</p>
Could the site be used for travelling showpeople?	No a Travelling Showpeople site would have an even greater impact in visual terms.

<b>3. AVAILABILITY</b>	
<p>Is the whole site known to be available for Gypsy and Traveller use?</p> <ul style="list-style-type: none"> <li>• No existing uses</li> <li>• Willing landowner</li> <li>• Existing tenancy or lease agreement</li> </ul>	not available.
Availability conclusion	not available

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	None identified.
When could the site be delivered?	Unknown.
Achievability conclusion	Likely achievable

<b>5. CONCLUSIONS</b>	
<p>The site is unsuitable due to its prominent location and proximity to the Conservation Area and listed buildings. The constraints that face the site would be significant even for a small scale Gypsy/Traveller site even if Lynwood Farm were to be developed. The site is therefore unsuitable.</p>	

**PITCH CAPACITY 0**

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	PS - 36
Site name/address	Land North of Green Lane south of Lyewood Boughton Monchelsea
Landowner	Unknown
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.5ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Rural, north of village boundary
Site origin (e.g. Call for Sites)	site previously considered as a candidate for the public Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller’s site. It was concluded that the site was not suitable, because it is highly prominent from Green Lane, would impact on the settings of nearby listed buildings and would constitute an incursion into the Southern Anti-Coalescence Belt.</p> <p>The site was inspected on the 27th November to assess its suitability for a private Traveller site.</p> <p>The site has an area of 0.5ha and could potentially accommodate up to 10 pitches (assuming a pitch size of 500m<sup>2</sup>). The site inspection confirms that the site is in close proximity to two listed buildings to the south. Development of this site would have an adverse impact on the settings of these buildings.</p> <p>It is noted that Lynwood Farm to the north of the site has been allocated for housing. However, the farm currently consists of a large agricultural buildings and already impacts on the character and appearance of the countryside. Housing on this site would not have any greater impact than the existing buildings.</p> <p>This is not the case with this site which consists of a fairly open field adjacent to</p>



	the Green Lane road frontage. It is visually very prominent and mitigation measures to limit the impact of development even for a small scale site would not be possible.
Could the site be used for travelling showpeople?	No a Travelling Showpeople site would have an even greater impact in visual terms.

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

<b>4. ACHIEVABILITY</b>	
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	likely achievable

<b>5. CONCLUSIONS</b>	
The site is unsuitable due to its prominent location and proximity to listed buildings. The constraints of the site could not be overcome by even a small scale Gypsy/Traveller site, notwithstanding the proposed redevelopment of Lynwood Farm.	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 43
Site name/address	Land North of Heath Road opposite Parsonage Farm Boughton Monchelsea
Landowner	Unknown
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.5ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	site was previously considered as a candidate for the proposed Public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller's site. It was concluded that the site was fairly sustainable, but highly visible from Heath Road.</p> <p>The site was inspected on the 27th November to assess its suitability for a private Traveller site.</p> <p>The site has an area of 0.5ha and could potentially accommodate up to 10 Gypsy pitches (assuming a pitch size of 500m<sup>2</sup>).</p> <p>Whilst there is existing built form to the east and west of the site, land to the north and south is fairly open in character. A site comprising up to a maximum of 10 pitches in this location would be exposed to views from the road and nearby dwellings harming the visual appearance and character of the area.</p> <p>A Travelling Showpeople site which would be more visible due to the storage of heavy equipment.</p>
Could the site be used for travelling showpeople?	No due to impact on the landscape.

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

<b>4. ACHIEVABILITY</b>	
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	Likely achievable

<b>5. CONCLUSIONS</b>
<p>The site is currently in an exposed location with views from the road and neighbouring dwellings. A Gypsy/Traveller site would be prominent in immediate views and detrimental to the rural character of the area and is therefore the site is considered to be unsuitable for Gypsy/Traveller provision.</p> <p><b>PITCH CAPACITY 0</b></p> <p><b>Reject</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	PS - 46
Site name/address	Land North of Parsonage Farm Stockbury
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Southern tip PDL Remainder of site GF
Site area (ha)	0.54ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	site was previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that a site would have poor access to facilities and impact on the AONB. It was considered a site would also impact on residential amenity and the appearance/openness of the countryside.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>Whilst the site has been previously assessed as being in an isolated location, paragraph 12 of 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. The site should not therefore be discounted on this basis.</p> <p>It was noted during the visit that that site consists two fields and two detached outbuildings sited to the west of properties along Harrow Court. Parsonage Farm lies to the south and east of the site and provides access for the site onto South Street Road.</p> <p>The previous assessment raised concerns that developing the site would harm the character and appearance of the AONB</p>

	<p>and the openness of the countryside.</p> <p>Whilst the use of the whole site for Gypsy/Traveller provision by virtue of its size would cause harm to the character of the AONB and the openness of the countryside, a small well screened site would have more limited impact as the site is set back some distance from South Street Road and is set between existing built form.</p> <p>Notwithstanding the above, it is considered that a Gypsy/Traveller site would be sited to close to neighbour occupants at Parsonage Farm and properties along Harrow Court harming the privacy and amenity of neighbouring occupants. It is unlikely that this could be mitigated against.</p> <p>Further, it is currently unknown whether the owner of the private access track for Parsonage Farm would be allow the track to be used by occupants of the site.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>No - as this would have a greater impact on the AONB, due to the heavy equipment used by this community.</p>

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Control over site access
When could the site be delivered?	Unknown
Achievability conclusion	It is uncertain whether access to the site can be achieved

<b>5. CONCLUSIONS</b>
<p>Small scale development of the site would have limited harm the setting of the AONB and the openness of the countryside. It would harm the privacy and amenities of neighbouring residents and it is considered that this could not be mitigated against.</p> <p>Uncertainty regarding availability of the site and achievability of the site access</p> <p><b>PITCH CAPACITY 0</b></p> <p><b>REJECT</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	PS - 47
Site name/address	Land North of Church Lane at junction with South Street Road Stockbury
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.42ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	site considered as a candidate site for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that a site would have poor access to facilities, have a detrimental impact on the AONB, and openness of the countryside and would impact on the neighbouring properties.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>Whilst the site has been judged as being in an isolated location, paragraph 12 of 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. The site should not therefore be discounted on this basis.</p> <p>It was noted during the visit that that site consists of a large fairly open agricultural field south eastern side of The Street. Church Lane runs along the northern boundary with the result that the site is in a prominent visual position in the village.</p> <p>The site has virtually no screening along the southern and eastern boundary. The site is large enough to accommodate a small Gypsy/Traveller site to be sited away from neighbouring dwellings</p>

	<p>thereby protecting residential amenity.</p> <p>The existing field is open to views and contributes to the setting of the AONB and appearance/openness of the countryside. The erection of a Gypsy/Traveller site in this location with or without screening would materially change the setting of the landscape and significantly harm the AONB, and the appearance/openness of the countryside.</p>
Could the site be used for travelling showpeople?	No - as this would have a greater impact on the AONB, due to the heavy equipment used by this community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Unknown
Achievability conclusion	Likely achievable

<b>5. CONCLUSIONS</b>	
The site enjoys an open setting within the AONB. Any development would cause unacceptable harm to the AONB, and the appearance/openness of the countryside which cannot be mitigated against.	



**PITCH CAPACITY 0**

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	PS - 48
Site name/address	Land South of Church Lane at junction with South Street Road Stockbury
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.2ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that a site would have poor access to facilities and impact on the AONB. It was considered a site would also impact on residential amenity and the appearance/openness of the countryside.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>Whilst the site has been judged as being in an isolated location, paragraph 12 of 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. The site should not therefore be discounted on this basis.</p> <p>It was noted during the visit that that site consists of a large fairly open agricultural field south eastern side of The Street. Church Lane runs along the northern boundary with the result that the site is in a prominent visual position in the village.</p> <p>The site has limited screening along the northern boundary with the result that the site is open to views from the</p>

	<p>surrounding area. While to the west of the site lie three, two storey residential dwellings with uninterrupted views of the existing field</p> <p>The existing field is open to views and contributes to the setting of the AONB and appearance/openness of the countryside. The erection of a Gypsy/Traveller site in this location would materially change the existing setting of the landscape and significantly harm the AONB, and the appearance/openness of the countryside. This could not be mitigated against.</p>
Could the site be used for travelling showpeople?	No - as this would have a greater impact on the AONB, due to the heavy equipment used by this community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	NO
When could the site be delivered?	Unknown
Achievability conclusion	likely achievable

<b>5. CONCLUSIONS</b>	
The site enjoys an open setting within the AONB. Development would cause unacceptable harm to the AONB which cannot be mitigated against.	
<b>PITCH CAPACITY 0</b>	

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	PS - 65
Site name/address	Land at Dean Street nr Coxheath (open countryside) (2008 SHLAA site 12)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	1.54ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the Public gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that a site would have good access to facilities but could potentially harm the amenities of the neighbouring occupants and the loss of trees required for the site to come forward would affect the character of the area.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the site visit that the site consists of an area of forest which has significant screening along boundaries.</p> <p>Paragraph 12 of the PPTS stated that local authorities should ensure that the scale of sites does not dominate the nearest settled community.</p> <p>The site has an area of 1.54ha and could potentially accommodate over 3 pitches (based on 500m<sup>2</sup> a pitch).</p> <p>It is considered that the use of the whole site for Gypsy/Traveller would involve the substantial loss of trees would harm the character of the area. Further the trees which are protected by a Woodland Tree</p>

	Protection Order (reference: TPO 13 of 2013). The site would therefore be unsuitable.
Could the site be used for travelling showpeople?	No - Due to the removal of protected trees.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	cost of site clearance
When could the site be delivered?	Unknown
Achievability conclusion	unconfirmed

<b>5. CONCLUSIONS</b>	
The site is the subject of a Woodland TPO. Trees would have to be removed to facilitate provision of a site. Due to the TPO is the site is not suitable for Gypsy/Traveller provision.	
<b>PITCH CAPACITY 0</b>	
<b>Reject</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS – 66
Site name/address	Land at Hurstwood Road Bredhurst (2008 SHLAA site 14)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Hurst House and associated land PDL, remainder GF
Site area (ha)	3.06ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site previously considered as a candidate for the proposed Public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded while the site was on the edge of a village, which was a benefit, there were considerable concerns relating to the impact on neighbouring dwellings, the impact on the AONB, the impact on the openness/character of the countryside, loss of woodland, ecological constraints and the sustainability of any site.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the visit that the site consists of a Builders Yard, which is currently in use, and a large area of relatively dense forest. Residential dwellings lie to the west, south west, and north west of the site. Directly to the north, north east and east lie agricultural fields and/or forest. To the south east of the site lies St Peters Church.</p> <p>Whilst the previous assessment noted that the site is some distance away from services, Paragraph 12 of the PPTS acknowledges that Traveller sites are often located in rural areas some distance from services and this need not be a</p>

	<p>reason for rejection.</p> <p>It was noted during the site visit that the existing forest provides a significant amount of screening for neighbouring dwellings and makes a positive contribution to the setting of the AONB.</p> <p>It is considered that the development required to facilitate provision of a Gypsy/Traveller site, removing a significant number of trees, laying hard standing and erecting mobile homes, would have a detrimental impact on the AONB, the openness/character of the countryside, and the existing ecology of the land. This could not be mitigated against.</p> <p>A small Gypsy/Traveller site could be provided on the land currently used by the Builders Yard, without harming the AONB but this would involve the relocation of the builder's yard which could prove uneconomic.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>A Travelling Showpeople site would have a too great a visual impact on the character of the area and the AONB if sited in the forest. However, a small Travelling Showpeople site could be sited on the builder's yard without damaging the AONB, the openness/character of the countryside and the ecology of the existing woodland.</p> <p>However, this would involve the relocation of the builder's yard which could be make the site unviable.</p>



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

<b>4. ACHIEVABILITY</b>	
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 relocating the builder's yard which may render the unviable.
When could the site be delivered?	Unknown
Achievability conclusion	Relocation of the builders yard is likely to make development uneconomic

<b>5. CONCLUSIONS</b>	
<p>Whilst only siting any development on the land currently used by the builders yard would reduce the impact on neighbouring residents and the AONB using this part of the site alone is likely to be unviable due to the cost of relocating the existing business</p> <p>Meanwhile placing any development on the forest area would have a detrimental impact on the AONB, the openness/character of the countryside and the existing ecology of the land. This could not be mitigated against.</p> <p><b>PITCH CAPACITY 0</b></p> <p><b>REJECT</b></p>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 68
Site name/address	Land off Dean Street North of Coxheath (open countryside) (SHLAA site 19)
Landowner	
Agent	
Greenfield/PDL	Principally greenfield. The property Homelands Farm is situated within the site
Site area (ha)	5.32ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that while the site was large it would be too close to neighbouring dwellings.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the site visit that the site consists of a farm and a series of large fields. To the south west of the site lie residential dwellings along Dean Street. While to the north and north east of the site lie other residential dwellings served by Workhouse Lane.</p> <p>Due to the topology of the site and the surrounding area this would mean placing a small site in the south eastern corner. While this might elevate the impact on neighbouring occupants the act of creating access to the plot either from Dean Street or Workhouse Lane would urbanise this part of the countryside which would harm the visual appearance and character of the area.</p> <p>While development could be placed closer to either Dean Street or Workhouse Lane reducing the effect on the appearance of</p>

	the countryside, doing so would harm the privacy and amenities of the neighbouring occupants. It is considered that no works carried out could sufficiently mitigate this.
Could the site be used for travelling showpeople?	No - as this would have to great an impact on the character of the area and neighbouring resident's amenities, due to the heavy equipment used by the Travelling Showpeople Community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No
When could the site be delivered?	Unknown
Achievability conclusion	likely achievable

<b>5. CONCLUSIONS</b>	
The site enjoys an open setting within the countryside. Any development would cause either unacceptable harm to the setting of the countryside or the privacy and amenities of neighbouring occupants which cannot be mitigated.	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS-74 (HO-40)
Site name/address	Monchelsea Farm, Cock Street, Boughton Monchelsea
Landowner	Eastwell Ltd
Agent	N/A
Greenfield/PDL	Previously developed land
Site area (ha)	0.9 ha approx.
Proposed no. of pitches	Not stated (low density)
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites 2013

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been discounted for bricks and mortar housing on the grounds of unsustainable location.</p> <p>A site visit was undertaken on 11<sup>th</sup> May 2015.</p> <p>The site is currently in use as an industrial site and contains a number of buildings and large areas of hardstanding. The site is therefore highly visible in this rural location. Residential properties lie to the east of the site and to the west is an area of land used for parking and a petrol filling station. The site has direct access on to Heath Road.</p> <p>Whilst the site has been discounted for bricks and mortar housing on the grounds of its location away from a settlement, paragraph 12 of the PPTS does not preclude locating Traveller sites in rural areas and therefore the site should not be rejected on this basis. Redevelopment of this site as a Gypsy/Traveller site could result in a less intense use of the site in this rural area</p>
Could the site be used for travelling showpeople?	Yes

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Development of this site would involve the removal of a number of buildings and provision of new landscaping. The associated costs are highly likely to make the site unviable.
When could the site be delivered?	Years 1-5
Achievability conclusion	unlikely

<b>5. CONCLUSIONS</b>	
The landowner has subsequently confirmed that this site is unavailable. Redevelopment of this site for Gypsy & Traveller use is also likely to be unviable.	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 78
Site name/address	Manor Farm Sutton Valence (2008 SHLAA site 83)
Landowner	SHLAA site 83
Agent	Unknown
Greenfield/PDL	50% Greenfield 50% PDL
Site area (ha)	6.06ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside (borders Sutton Valence Village Settlement in Local Plan)
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that while the site was large it would have poor access, be too close to Heritage assets and major screening would be required.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the site visit that the site is very large and consist of a farm, agricultural fields and two storey dwellings/building which are sited on the south eastern boundary on the corner of Chart Road and Headcorn Road.</p> <p>To the west and north west of the site lie open agricultural fields while to the north east lies a school and some residential dwellings. A number of dwellings and St Mary's Church lie to the south.</p> <p>The western part of the site is land locked by the fields to the north, residential dwellings to the south and the existing farm to the east.</p> <p>Running an access road to this part of the site and developing the area would urbanise the countryside and have a significant harmful effect on the visual</p>

	<p>appearance and character of the area.</p> <p>A Gypsy/Traveller site would also have a harmful impact on the privacy and amenities of the neighbouring residents which could not be mitigated by screening.</p>
Could the site be used for travelling showpeople?	The existing farm on the eastern part of the site could be converted into a Travelling Showpeople site if the land was available. However, this could prove unviable as the farm is currently operational.

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

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>Part of the site could be contaminated due to its current use.</p> <p>The farm would have to be closed down in order for the eastern part of the site to become available.</p>
When could the site be delivered?	Unknown
Achievability conclusion	unconfirmed

<b>5. CONCLUSIONS</b>	
<p>The site enjoys an open setting within the countryside. Any development would cause either unacceptable harm to the setting of the countryside or the privacy and amenities of neighbouring occupants which cannot be mitigated.</p> <p>While the farm buildings could be converted into a Travelling Showpeople site the farm would have to be closed down in order for this part of the site to become available</p>	

**PITCH CAPACITY 0**

**REJECT**



<b>1. SITE INFORMATION</b>	
Reference number	PS - 81
Site name/address	Land adjacent to The Nook Yalding (SHLAA site 95)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.22ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside (on edge of village boundary of Yalding in Local Plan)
Site origin (e.g. Call for Sites)	Site previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that a site in this location would have a limited visual impact. However, concerns were raised regarding the impact on the amenities of the neighbouring residents, and the limited space for soft landscaping.</p> <p>The site was inspected on 3<sup>rd</sup> December 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>The site consists of a small field much of which is filled with dense foliage and trees although the site has some grassland on the north eastern corner.</p> <p>The site lies on the edge of Yalding. The character of the area is mainly that of two storey detached and semi-detached dwellings.</p> <p>The site has an area of 0.22ha and could potentially accommodate up to 4 Gypsy pitches (assuming a pitch size of 500m<sup>2</sup>).</p> <p>While the site appears to be a natural extension to the existing village it is considered that the erection of single storey units associated with even a small Gypsy/Traveller site would not reflect the pattern of development in the area.</p>

	<p>Due to its size the site would have to be substantially cleared to accommodate accommodation limiting the opportunity to retain existing mature vegetation as screening.</p> <p>This combined with the loss of the existing trees and the lack of soft landscaping which could be provided on the site, would significantly harm the visual appearance and character of the area and the outlook and amenities of neighbouring residents.</p> <p>Furthermore the site is overgrown with a small stream running along the southern edge and clearance could have adverse ecological impacts.</p>
Could the site be used for travelling showpeople?	No - the works associated with a Travelling Showpeople site would significantly harm the visual appearance and character of the area.

### 3. AVAILABILITY

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

### 4. ACHIEVABILITY

<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	Site clearance
When could the site be delivered?	
Achievability conclusion	Likely achievable

### 5. CONCLUSIONS

<p>The site currently makes a positive contribution to the visual appearance and character of the area. The development required to facilitate provision of a</p>
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Gypsy/Traveller site would have a detrimental impact on the visual appearance and character of the area which could not be mitigated against.

Development of the site could also result in adverse ecological impacts.

**PITCH CAPACITY 0**

**REJECT**

<b>1. SITE INFORMATION</b>	
Reference number	PS - 84
Site name/address	Land adjacent to Gallants Lane nr Coxheath (2008 SHLAA site 98)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.53ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site considered as a candidate for the proposed public Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller’s site. It was concluded that while the site is in a sustainable location developing the site could significantly change the character of the area and potentially harm nearby residents.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the site visit that the site consists of an agricultural field which fronts onto Gallants Lane providing a break in the existing ribbon development on either side.</p> <p>A brick wall and significant planting runs along the eastern boundary with Gallants Lane while hedges run across the northern and southern boundaries.</p> <p>Concerns were raised that development of the site could harm the character of the area and residential occupants.</p> <p>The site is level and relatively prominent and exposed in views from the PROW which runs along the northern boundary.</p> <p>The site would therefore not be suitable</p>

	for gypsy provision.
Could the site be used for travelling showpeople?	No - This would have too great an impact on the character of the area and neighbouring resident's amenities, due to the heavy equipment used by the Travelling Showpeople Community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The access onto the site would have to be improved in a way which did not harm the visual appearance and character of the area.
When could the site be delivered?	Unknown
Achievability conclusion	unconfirmed

<b>5. CONCLUSIONS</b>	
Due to its relatively prominent location and exposure from views along the PROW which runs along the northern boundary the site would not be suitable.	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 86
Site name/address	Land at Gallants Lane Coxheath (SHLAA site 101)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.2ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that while the site is in a small it is in a sustainable location and any impact on the existing landscape from development would be limited.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the site visit that the site consists of part of a large agricultural field which fronts onto Gallants Lane to the west of the site.</p> <p>Significant planting runs along the boundary with Gallants Lane, while hedges run along the northern boundary with Idlehome, a semi-detached two storey dwelling.</p> <p>The site is potential large enough for 4 Gypsy/Traveller plots taking a ratio of 500m<sup>2</sup> per pitch.</p> <p>The site consists of a level field used for grazing. Development of this field would require the creation of new boundaries to the south and east which would represent an incursion in the countryside.</p>

	Furthermore the site would have a significant impact on the visual appearance and character of the area.
Could the site be used for travelling showpeople?	No - This would have to great an impact on the character of the area and neighbouring resident's amenities, due to the heavy equipment used by the Travelling Showpeople Community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	none apparent
When could the site be delivered?	Unknown
Achievability conclusion	likely achievable

<b>5. CONCLUSIONS</b>	
Development of the site would require the creation of new boundaries to the south and east which would represent an incursion in the countryside resulting in a significant impact on its rural character.	
<b>PITCH CAPACITY 0</b>	
<b>Reject</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 87
Site name/address	Land adjacent to Lower Road Farleigh Green (SHLAA site 102)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.59ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller's site. It was concluded that a site be well screened but that there was a concern that the site was in a special landscape area and unsustainable.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>It was noted during the visit that that site consists of a large fairly open orchard. Fairly sparse hedges run along the northern and eastern boundary with the result that there are direct views of the site from both Lower Road and Kettle Lane.</p> <p>Whilst the site has been judged as being in a rural location, paragraph 12 of 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. The site should not therefore be discounted on this basis.</p> <p>Any Gypsy/Traveller site would be sited close to neighbouring dwellings along Lower Road and Kettle Lane who would have direct views of any site. It is</p>



	considered that due to the existing topography of the site it would not be possible to mitigate the impact of any development visual appearance and character of the area
Could the site be used for travelling showpeople?	No - A Travelling Showpeople site would have a greater impact on the character of the area and neighbouring resident's amenities, due to the heavy equipment used by the Travelling Showpeople Community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site consists of a cultivated orchard, further investigation of any ecological impact from a development would be required prior to any allocation of the site.
When could the site be delivered?	Unknown
Achievability conclusion	subject to ecology, likely to be achievable.

<b>5. CONCLUSIONS</b>	
The site enjoys an open setting within the countryside. Any development would cause unacceptable harm to the character of the countryside	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 97
Site name/address	Land at Chart Sutton (2008 SHLAA site 158)
Landowner	Unknown
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.48ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement.
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the proposed public Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller's site. It was concluded that whilst there would be a minimal impact in visual terms, the site is small and narrow and development would have a significant impact upon residential amenity.</p> <p>The site was inspected on the 27th November to assess its suitability for a private Traveller site. The site inspection confirmed that the site is too narrow to accommodate Travellers' pitches.</p>
Could the site be used for travelling showpeople?	No the site is too small and narrow.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not achievable – the site is too small.
When could the site be delivered?	Not deliverable without additional land.
Achievability conclusion	Not achievable – the site is too small.

<b>5. CONCLUSIONS</b>
<p>The site is too small and narrow to accommodate a Traveller site.</p> <p><b>PITCH CAPACITY 0</b></p> <p><b>REJECT</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	PS - 98
Site name/address	Land at Tyland Corner Sanding nr Maidstone (2008 SHLAA site 160)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.15ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded that the site is sustainable with good access. However, concerns were raised regarding the impact on the AONB, and appearance/openness of the countryside.</p> <p>The site was inspected on 28<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>The site consists of an open field with limited planting at the boundaries.</p> <p>The site is an open field in the AONB without established boundaries, adjoining an operating business and nearby dwellings.</p> <p>Due to the exposed nature of the field even a small gypsy site would create an unacceptable intrusion into the AONB and harm the openness/appearance of the countryside.</p> <p>Furthermore concerns have been previously raised that the site could have some agricultural contamination. This would have to be investigated prior to any allocation of the site.</p>

Could the site be used for travelling showpeople?	No - a Travelling Showpeople site would have a greater impact on the landscape setting of the AONB.
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<b>3. AVAILABILITY</b>	
Is the whole site known to be available for Gypsy and Traveller use? <ul style="list-style-type: none"> <li>No existing uses</li> <li>Willing landowner</li> <li>Existing tenancy or lease agreement</li> </ul>	Landowner is unknown. Availability unconfirmed.
Availability conclusion	Unconfirmed

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site could have some agricultural contamination.
When could the site be delivered?	Unknown
Achievability conclusion	Unconfirmed

<b>5. CONCLUSIONS</b>	
<p>Due to the exposed nature of the field even a small gypsy site would create an unacceptable intrusion into the AONB and harm the openness/appearance of the countryside.</p> <p><b>PITCH CAPACITY 0</b></p> <p><b>Reject</b></p>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 101
Site name/address	The Stumps Lenham Road Kingswood (2008 SHLAA site 173)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	Greenfield Front part of the site is a dwelling and garden. Rear part is a series of undeveloped paddocks
Site area (ha)	1.35ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the proposed public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. The previous assessment concluded that while a Gypsy/Traveller site could be sustainable it was hard to see how such a narrow piece of land could properly be developed for a Gypsy/Traveller site without harming the landscape and neighbouring residents.</p> <p>The site was inspected on 28<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>The site consists of a large detached dwelling of contemporary appearance with a large garden/paddocks sited to the rear.</p> <p>It would be possible to locate a small Gypsy/Traveller site at the rear of the site by running a track from the existing access.</p> <p>However, it is considered that the erection of any single storey residential units in this location would appear out of character with the established residential pattern of the area.</p>

	<p>It is therefore considered that a Gypsy site would significantly harm the visual appearance and character of the area.</p> <p>Furthermore due to the cramped nature of the site, it is also considered that the development required to facilitate the provision of a Gypsy site would have a significant harmful impact on the privacy and amenities of neighbouring residents.</p>
Could the site be used for travelling showpeople?	No a Travelling Showpeople site would have too a great a visual impact on the character of the area and nearby residents.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No
When could the site be delivered?	Unknown
Achievability conclusion	likely achievable

<b>5. CONCLUSIONS</b>	
<p>Any Gypsy/Traveller site would have an adverse impact on the residential character of the area and the privacy and amenities of neighbouring occupants, which could not be satisfactorily mitigated against by screening.</p>	
<b>PITCH CAPACITY</b>	
<b>REJECT</b>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 107
Site name/address	Land South of Tumblers Hill Sutton Valence (SHLAA site 183)
Landowner	Site promoted through 2008 SHLAA by Mrs F Gresser (family owns land)
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.89ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Open Countryside
Site origin (e.g. Call for Sites)	site was previously considered as a candidate for the proposed public Gypsy site

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>This site has previously been assessed for suitability as a public Traveller's site. It was concluded that the site had relatively good access and was set back from a quiet road. However, there were concerns about the impact on the landscape and heritage assets.</p> <p>The Maidstone Borough-Wide Local Plan 2000 indicates that the site is designated as parks and gardens. The site is identified in the Kent Gardens Compendium.</p> <p>The site was inspected on 16<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>The site currently consists of an open field with lines of planting along its boundaries. The site is also adjacent to a Scheduled Ancient Monument and to a Conservation Area.</p> <p>The site has an area of 0.89ha and could potentially accommodate approximately 17 pitches (based on 500m<sup>2</sup> a pitch). It is considered if the whole site was used for Gypsy/Traveller provision then the site would be prominent in the landscape</p>



	<p>to the detriment of the visual character of the area.</p> <p>Notwithstanding the above, even a small scale gypsy site would not be suitable in this location due to the nearby Scheduled Ancient Monument to the south and listed building to the west along Broad Street and impact on the adjacent Conservation Area which even screening could not sufficiently mitigate.</p> <p>The hedgerows to the north of the site are likely to be ecology constraints and further investigation would need to be carried out prior to any allocation.</p> <p>The site is therefore unsuitable for Gypsy provision.</p>
<p>Could the site be used for travelling showpeople?</p>	<p>No - A Travelling Showpeople site would have a greater impact on the visual appearance and character of the area which is considered to be unacceptable.</p>

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
When could the site be delivered?	Unknown
Achievability conclusion	

<b>5. CONCLUSIONS</b>
<p>The site is unsuitable for a Gypsy/Traveller site due to the adverse impacts on heritage assets and on countryside character.</p> <p><b>PITCH CAPACITY 0</b></p> <p><b>Reject</b></p>

<b>1. SITE INFORMATION</b>	
Reference number	PS - 108
Site name/address	Land South of Plough Wents Road Chart Sutton (2008 SHLAA site 186)
Landowner	Site promoted through SHLAA by Anthony Rix Chartered Surveyors. Ownership is unclear
Agent	Unknown
Greenfield/PDL	Greenfield
Site area (ha)	0.6ha
Proposed no. of pitches	2
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate for the public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded the existing vegetation could obscure views of the site. However, any development would be close to neighbouring dwellings.</p> <p>The site was inspected on 19<sup>th</sup> November 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>The site has an area of 0.6ha and could potentially accommodate approximately 12 pitches (based on 500m<sup>2</sup> a pitch).</p> <p>A small part of the site could potentially be used for some Gypsy/Traveller provision however this would require clearance of some of the site trees. The Council's Tree Officer has commented as follows (7/7/15);</p> <p style="padding-left: 40px;">This site comprises a block of woodland (approximately 0.6ha), possibly a former cob nut platt, located on the southern side of Plough Wents Road immediately adjacent to Pleasant View Garden</p>

	<p>Centre. In its current form it is a significant landscape feature, prominent in views from both directions along Plough Wents Road (and screens views of the garden centre buildings from the west). From an initial visual inspection from outside the site, the woodland is of mixed age and quality and contains some significant semi-mature and mature trees. I would advise that the site potentially merits protection by a woodland TPO.</p> <p>In such circumstances, a development could only be permitted where a detailed tree survey and arboricultural implications assessment has been undertaken in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction' to be able to assess if and how a development might be successfully integrated into the woodland without significant detrimental impact on landscape quality or its ecological integrity.</p> <p>The development of the site would result in the loss of potentially significant trees, which are also a significant landscape feature. The site is therefore not suitable for allocation for a Gypsy site</p>
<p>Could the site be used for travelling showpeople?</p>	<p>No - A Travelling Showpeople site would have too great a visual impact on the character of the area.</p>

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

<b>4. ACHIEVABILITY</b>	
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>The site consists of a small parcel of forest and so could have ecological constraints which might make the site unviable.</p>
<p>When could the site be delivered?</p>	Unknown
Achievability conclusion	Unconfirmed

<b>5. CONCLUSIONS</b>	
<p>The development of the site would result in the loss of potentially significant trees, which are also a significant landscape feature. The site is therefore not suitable for allocation for a Gypsy site. The site is also likely to have ecological value which would require further assessment.</p>	
<p><b>PITCH CAPACITY 0</b></p>	
<p><b>REJECT</b></p>	

<b>1. SITE INFORMATION</b>	
Reference number	PS - 110
Site name/address	Garages off Grasslands Langley Heath (2008 SHLAA site 193)
Landowner	Unknown
Agent	Unknown
Greenfield/PDL	PDL
Site area (ha)	0.1ha
Proposed no. of pitches	0
Is the site urban, adjacent to urban, rural settlement or rural	Settlement
Site origin (e.g. Call for Sites)	Site was previously considered as a candidate public Gypsy site.

<b>2. SITE ASSESSMENT/SUITABILITY</b>	
Suitability (assessment conclusion) – is the site suitable in planning terms as a Gypsy and Traveller Site?	<p>The site has previously been assessed for suitability as a public Traveller's site. It was concluded while the site was in a sustainable location and Gypsy/Traveller site was likely to harm neighbouring occupants and that due to the cramped nature of the site, it would not provide a suitable living environment for future occupants.</p> <p>The site was inspected on 3<sup>rd</sup> December 2014 to assess its suitability as a private Gypsy and Traveller site.</p> <p>The site of a small number of garages sited to the south east of Grasslands.</p> <p>The site has an area of 0.1ha and could potentially accommodate approximately 2 Gypsy pitches (assuming a pitch size of 500m<sup>2</sup>).</p> <p>The garages currently provide parking for residents along Grasslands which is particularly narrow in places. The removal of these garages would result in a loss of a parking facility which would need to be replaced.</p> <p>Furthermore any site would be within close proximity of neighbouring dwellings harming neighbouring occupants' privacy and amenities. Due to the size and</p>

	location of the site this could not be mitigated by screening and soft landscaping.
Could the site be used for travelling showpeople?	No - This would have to great an impact on the character of the area and neighbouring resident's amenities, due to the heavy equipment used by the Travelling Showpeople Community.

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

<b>4. ACHIEVABILITY</b>	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The land is possibly contaminated because of its use as garages. This would have to be investigated further prior to allocating the site.
When could the site be delivered?	Unknown
Achievability conclusion	Unconfirmed

<b>5. CONCLUSIONS</b>	
The removal of the existing garages would result in a loss of parking for residents of Grasslands. While any Gypsy/Traveller would be sited very close to neighbouring residents harming their privacy and amenities which could not be mitigated against.	
<b>PITCH CAPACITY 0</b>	
<b>REJECT</b>	