

Ashford Borough Council

PLANNING FOR GYPSIES AND TRAVELLERS IN THE LOCAL PLAN

SUSTAINABILITY APPRAISAL ENVIRONMENTAL REPORT

May 2016



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1. Introduction and Background

1.1 This section of the Sustainability Appraisal Report has been written to assist in the preparation of Traveller policies in the Ashford Local Plan; this includes preparation of Traveller topic policies and also Traveller site selection. This topic warrants its own section within the Sustainability Appraisal due to the unique nature of planning for Travellers. However, it still involves the assessment of the sustainability of different options and consideration of the social, environmental and economic effects of the proposals and policies from the outset.

2. Links to other Plans, Programmes and Policies

- 1.2 When planning for Travellers' the main overarching National Policy is still the National Planning Policy Framework (NPPF, paragraph 4). This NPPF is supported by the PPTS (August, 2015), 'Planning Policy for Traveller Sites', which sets out the Government's planning policy specifically relating to Travellers. Paragraph 3 of the PPTS sets out the Government's overarching aim when planning for Travellers is "to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community". Paragraph 8 of the PPTS requires that "Traveller sites are prepared with the objective of contributing to the achievement of sustainable development".
- 1.3 In addition, although now extant, the CLG (2008) 'Designing Gypsy and Traveller Sites' (DGTS) guidance document has been utilised to assess options for how many pitches can be accommodated on a site. This document has been used as there is currently no other guidance available on assessing the design of gypsy sites.
- 1.4 At the local level a Gypsy and Traveller Accommodation Assessment (GTAA) has been produced (May 2012). This forms the main over-arching local evidence base to support the available options. In addition, a Travellers Issues and Options report was produced in March 2010.
- 1.5 The Issues and Options (IO) report was written to support a separate development plan specifically relating to Travellers. However, following changes to Government guidance, the council has now included the traveller related planning into the Ashford Local Plan. Despite this change the IO report is still relevant as it set out the broad issues and options and sought views on their content through a wide consultation exercise.

3. Scoping Report

1.6 All work relating to gypsies and Travellers has utilised the same scoping report as the main Local Plan.

4. Developing the Policy Options Introduction

1.7 When first developing the policy options it was important that all work was related to definitive definitions relating to planning for Travellers'. Therefore, the following definitions have been used:

Gypsy and Traveller:

Annex 1 of the PPTS (2015)

1. For the purposes of this planning policy "gypsies and Travellers" means:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

2. In determining whether persons are "gypsies and Travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

a) whether they previously led a nomadic habit of life

b) the reasons for ceasing their nomadic habit of life

c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

3. For the purposes of this planning policy, "travelling showpeople" means: *Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.*

Pitch:

1.8 Although it is understood that there isn't a one-size-fits-all approach for measuring pitch size, as household size varies amongst the community. The following definition has been used for site selection purposes.

Paragraph 7.12 DGTS (2008)

“Nevertheless, as a general guide, it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, (or two trailers, drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc.), parking space for two vehicles and a small garden area.”

5. Sustainability Appraisal Framework

1.9 Guidance on SEA/SA for land use and spatial plans advocates the use of objectives in the appraisal process. The identification of objectives forms the basis for the appraisal. It provides the starting point for ensuring that both the SEA/SA and sustainability issues are at the heart of and are fully integrated into the policies, as well as providing a focused and clarified approach to appraising the plan.

1.10 In addition to plan making, PPTS guidance states (paragraph 23) that, “applications should be assessed and determined in accordance with the presumption in favour of sustainable development”. Therefore, any sites promoted as windfall development will also ensure that sustainability will be at the heart of any decision making.

1.11 PPTS advise that traveller sites are sustainable – economically, socially and environmentally. Therefore a 3 stage assessment was used to assess each of the sites.

Stage 1 availability

Stage 2 suitability and site constraints

Stage 3 detailed assessment.

1.12 A site must pass all three of the above stages, or else it was discounted.

1.13 Any sites that have been deemed suitable have been assessed using the same SA/SEA Framework that has been used for the wider Local Plan. This facilitates legibility and transparency of the appraisal process across the whole Local plan.

6. Developing the Site Options

1.14 When trying to identify sites for potential allocation the Council has looked at a number of sources, these have included:

A number of sites were submitted for consideration as part of the “call for sites” process.	The call for gypsy sites was undertaken as part of the wider call for sites undertaken between the 9 th July 2013 and the 27 th September 2013. The submission form enabled people to state explicitly that they
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	wished their site to be considered for Traveller accommodation. 12 Sites were received as part of this exercise and the list of these sites is set out in the table at appendix 1.
Current pitches with temporary planning permission	A piece of work was undertaken in January and February 2016 to assess the most up-to-date list of Temporary Planning permissions to assess whether any of these were considered suitable to be made permanent.
Identifying sites that could accommodate more pitches during the bi-annual gypsy count	Ashford undertakes a Bi-Annual assessment of the Traveller Sites in Ashford. During the January 2016 assessment, sites were identified that could potentially provide additional sites on their existing pitches. This was assessed by looking at the current density of the site and identifying if additional pitches could be fitted into the site utilising the same density.
Ashford Borough Council owned land	An assessment of all ABC owned land was undertaken by DHA during 2010, this assessment identified Council owned land that had potential. All sites with potential were identified to see if they had potential as a Traveller Sites. This piece of work identified 3 potential sites. However, following re-assessment of these sites in December 2015, it was identified that these site were no available and therefore not suitable.
KCC owned land	KCC were contacted in February 2016, to assess whether they had any sites in their holdings that may be suitable for allocation as a Traveller Site. As of publication of the plan we were still waiting to hear whether they had any potential sites. It is hopeful that these will come forward during the consultation period. They will then be assessed for their suitability.
Utilities owned land (South East Water, Southern Water, Environment Agency)	Land owned by utility owners was assessed for its suitability as a potential Traveller site, but no suitable sites were identified.

1.15 A list of all sites is contained in a list at Appendix 2.

1.16 If enough sites haven't been identified from the above source list, there is the potential to contact people who own suitable land in the SHELAA (Strategic Housing and Employment Land Availability Assessment) that has been assessed as unsuitable for housing development to see if they would allow their land to be considered for providing G & T pitches. To date this has not been undertaken as we feel there are potentially enough suitable pitches identified from existing sources.

7. Site Appraisals:

7.1 Site Appraisals were undertaken during December 2015. The most up-to-date information was used for the assessment, which included the Indices of Multiple Deprivation 2015.

Site Name: Priory Woods

Site Description:

The northern boundary of the site is located on the A262 Tenterden Road in the Parish of Biddenden. The entrance to the site is located between a large hedgerow and can be quite difficult to identify without specifically looking for it. The hedgerow which adjoins the track forms an extended frontage with the adjoining properties. These properties are characterised by large detached houses in large sized plots.

The site itself is entered down a track and the entire ownership of the site extends some 200m south towards the Goldwell Wood ancient woodland. Due to its close proximity to the ancient woodland on the southern boundary and the fact that it is contained in the Clapper Hill Wooded Farmlands Character Area, the site contains a small number of sporadic trees throughout the site. The east and western boundaries of the site adjoin agricultural land.

The site currently consists of 1 mobile home, 1 day room, an outbuilding and stable which all have permanent permission.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	No, but the southern part of the site adjoins ancient woodland.	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	No, but adjoins ancient woodland on its southern boundary	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	The site is contained within the Clapper Hill Wooded Farmlands Character Area. Development may have a minor negative impact on landscape but would not	-1

		be visible from the highway.	
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	Development would not be visible from the highway but would be visible from adjoining properties. There will also be minimal impact when viewing the site from the south, due to the woodland in this location.	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Not within or adjoining, no impact	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes, minor constraint. At risk from 1 in 100 and 1 in 30 year event but only less than 10% of the site affected.	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	Yes, most of the site is within a ground water protection area.	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No, site not recommended for 15 or more units.	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Site within 1.6 km of local shop	-1

6.3	Is the site located in close proximity to a GP Surgery?	No it is, more than 1.6 km	-2
6.4	Is the site located in close proximity to a Primary school?	Site is within 1.6 km	-1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, but public open space is available in Biddenden between 800m and 1.6km	-1
7.2	Is the site located within close proximity of an equipped play area?	As above	-1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No, footpath 800m – 1.6km	-1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of strategic open space.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any land use that would adversely affect health.	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, existing access	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, within 1.6km of route 18	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes. Bus number 12 between Maidstone and Tenterden is an hourly service.	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Doctors at Headcorn, Tenterden and Cranbrook all accepting new patients.	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, but the site is already partly developed as	1

		a Gypsy site	
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes, Sandstone. Tunbridge Wells sand formation	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business unit/premises provision and job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not promoted for business use.	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No, not within 400m of Biddenden	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	Not applicable	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Site considered suitable for allocation for an additional 2 pitches. This site has the capacity to provide an additional two pitches only, without having a detrimental impact on the surrounding area and without extending towards the ancient woodland to the south of the site.			Total: -7

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Rose Garden Paddock

Site Description:

This site is located in the parish of Biddenden with its western boundary directly adjoining Hareplain Road. The site currently contains a single pitch, which is screened from the main road by smart green fencing. There are many trees on this section of Hareplain Road, however the site itself has been cleared and it looks like it has been surfaced with hardstanding. There is agricultural land on the remaining three boundaries and southwards in the adjoining but one field (also on Hareplain Road) is another mobile home which relates to a horse stud.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally /nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	Site does not result in the loss of key components in the habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	The site is located in the Hareplain Farmlands LCA, which has a guideline to conserve and reinforce. However, this is an existing Gypsy site; an increase in number of caravans would have a minor negative impact on the landscape setting.	-1
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	The site is well screened from the road by new fencing and therefore the site is unlikely to have a visual impact when viewed from the	0

		road. There are also a number of trees screening the site from neighbours. The site is not visible when viewed from the east.	
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Yes, although the site is not directly adjoining the building, it does directly adjoin the curtilage of a listed building.	-1
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable.	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in flood zone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes at risk, but minor constraint. At risk from surface water flooding 100 and 30 year event but less than 10% coverage for both.	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No, more than 1.6km	-2
6.3	Is the site located in close proximity to a GP Surgery?	No, more than 1.6km	-2
6.4	Is the site located in close proximity to a Primary	No, more than 1.6km	-2

	school?		
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, more than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No, more than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No, but footpath within 400m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, the nearest GP to the site is in Headcorn (4.8km) away. This practice is currently accepting new patients.	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Already partly developed as a Gypsy site	1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0

Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes, but only on the south eastern margin. Limestone paludina limestone weald clay formation. Development unlikely to affect this part of the site.	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/significant employment.	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business use	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No, not applicable	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is considered unsuitable for development for additional pitches as it is located in an unsustainable location and because it would further inforce the linear ribbon development on Hareplain Road.			Total: -9

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Sunnybridge Farm

Site Description:

This site currently contains a temporary single gypsy pitch. It is bounded to the north by the M20 motorway and to the east by Watery Lane in Westwell. The site itself sits in a wider agricultural field which is currently in an arable rotation and extends to the CTRL railway line in the southern direction. The existing pitch is located north east of the house and buildings in commercial use of Sunnybridge Farm.

When viewed from Watery Lane the site cannot be seen. However, it is visible from the M20 motorway.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	No, the site is currently a temporary traveller site so would not cause a loss to the habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	The site is within the Kent Downs AONB (but sandwiched between the motorway and railway, which alters the landscape significantly in this area)	-2
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	Due to the site being located between the CTRL and M20 motorway, the landscape setting of this site has been changed considerably. There would be a minor positive impact on landscape setting and due to the current poor quality of the temporary pitch, landscaping could improve its setting when	1

		viewed from the M20.	
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	The site is currently a single pitch which has temporary permission. It is not visible when viewed from Watery Lane. There would be no cumulative impact of making this single pitch permanent.	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	The site is not located within an area of Archaeology importance, but it is located in an area of archaeological potential. The site is not located near to a Conservation Area.	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No, the site is not located near to any listed buildings.	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No historic/cultural assets affected, not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes, minor constraint. Site is at risk of surface water flooding from 100 year event. Less than 10% of site	-1
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	0
4.4	Is the site within a groundwater source protection zone?	Yes, the site is located in an area of groundwater vulnerability	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No, site is a single pitched site	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local	The site is located 1.4km from the edge of the built up area of Ashford and the facilities	-1

	Centre/ Shop?	available there. There is a direct route to these facilities using the A20.	
6.3	Is the site located in close proximity to a GP Surgery?	No, more than 1.6km. However, due to the sites close proximity to the urban area of Ashford there are 9 surgeries located within 5.5km of the site and all but 1 are accepting patients.	-2
6.4	Is the site located in close proximity to a Primary school?	No, more than 1.6km. There are 3 schools located within 3km of the site.	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, more than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No, more than 1.6km. The nearest play area is located in the main village of Westwell, which is 1.8km from the site	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Public footpath within 400m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No, loss or gain of strategic open space.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Yes, the site is located near to the motor way.	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	Yes, the site has a IMD decile of 2 (where 1 is the most deprived 10%of Lower Super Output areas)	1
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes. Route 17 is within 1.6km	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No, nearest bus stop on Maidstone Road.	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it	No	0

	deliverable?		
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, the nearest surgery at Cemetery Lane, Kennington is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, although the site is currently a Traveller site with temporary permission.	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No not in mineral area	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	No Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/significant employment.	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business use	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No, not applicable	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion:			Total:

<p>Although this site is located in the AONB it is considered suitable to make this existing temporary pitch permanent as the AONB in this part of the borough has been significantly altered by the M20 motorway and the CTRL, meaning this site would not have detrimental impact on the landscape. It is also located within a relatively short distance from the edge of the urban area of Ashford. The site is not visible from Watery Lane and by making the pitch permanent issues of screening and audio protection could also be looked into in more detail. Site considered suitable for allocation for a single pitch.</p>	-7
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* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Watery Lane

Site Description:

This site forms the wider area around the existing single pitch identified as DW7. It is bounded to the north by the M20 motorway and to the east by Watery Lane in Westwell. The site itself forms part of the wider agricultural field which is currently in an arable rotation and extends to the CTRL railway line in the southern direction. The site is located north east of the house and buildings in commercial use of Sunnybridge Farm.

When viewed from Watery Lane the site cannot be seen. However, it is visible from the M20 motorway.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	No, the site is currently an arable field so it would not be a loss of habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	The site is within the Kent Downs AONB (but sandwiched between the motorway and railway, which alters the landscape significantly in this area)	-2
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	Due to the site being located between the CTRL and M20 motorway, the landscape setting of this site has been changed considerably. There is also an existing temporary site adjoining this site. There would therefore be a neutral impact on the landscape	0

2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	This site is currently adjoining a single pitch which has temporary permission. It is not visible when viewed from Watery Lane. There would be no cumulative impact of developing the site further.	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	The site is not located within an area of Archaeology importance, but it is located in an area of archaeological potential. The site is not located near to a Conservation Area.	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No, the site is not located near to any listed buildings.	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No historic/cultural assets affected	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in Floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No constraint	0
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	0
4.4	Is the site within a groundwater source protection zone?	Yes, the site is located in an area of groundwater vulnerability	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	If the whole site is used in its entirety, it would be over 0.5km and therefore would meet the threshold for providing affordable units	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	The site is located 1.4km from the edge of the built up area of Ashford and the facilities available there. There is a direct route to	-1

		these facilities using the A20.	
6.3	Is the site located in close proximity to a GP Surgery?	No, more than 1.6km. However, due to the sites close proximity to the urban area of Ashford there are 9 surgeries located within 5.5km of the site and all but 1 are accepting patients.	-2
6.4	Is the site located in close proximity to a Primary school?	No, more than 1.6km. There are 3 schools located within 3km of the site.	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, more than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No, more than 1.6km. The nearest play area is located in the main village of Westwell, which is 1.8km from the site	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Public footpath within 400m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No, loss or gain of strategic open space.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Yes, the site is located near to the motor way.	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	Yes, the site has a IMD decile of 2 (where 1 is the most deprived 10%of Lower Super Output areas)	1
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	No, track accessing site adjoining site DW7	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, route 17 is within 1.6km	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0

9.2	Is the nearest GP surgery currently accepting new patients?	Yes, the nearest surgery at Cemetery Lane, Kennington is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No site is greenfield	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes. Silica sand, construction sandstone Folkestone formation.	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 2	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/significant employment.	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business use	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No, not applicable	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site lies directly adjoining and to the rear of DW7, therefore although this site does not have a high score on the SA, the scoring should not be considered in isolation, but alongside DW7 as the two sites could come together as a single allocation. For example, it is in the AONB but because of its location			Total: -10

between the railway and the motorway, development would not harm the landscape character of the AONB. A small number of pitches (4 suggested) could be accommodated on the strip behind DW7 leaving the remainder of the field undeveloped. Site considered suitable for allocation in the Local Plan	
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* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Nickolls Quarry

Site Description:

The land comprises the former Nickolls Quarry site at Bartletts Lane, Chilmington. The site is currently empty, and there are no buildings within the site boundary. The site has a gentle incline from the Bartlett Lane boundary up towards the Chilmington Gypsy site.

The existing Council owned traveller site lies to the north and an existing concrete plant to the west. To the south and east lies open farmland, but this has now been allocated for residential development as part of the Chilmington Green Area Action Plan. One residential property adjoins the southern boundary of the site.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	Yes, the site is a former quarry site that now has a number of self seeded trees and bushes. A habitat survey would need to be undertaken to assess what habitats are now on the site.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	The site is not directly adjoining the new proposed changes to the green corridor, but is 500m from the boundary	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	No, development would have a minor negative impact on the landscape setting. This is because the site is adjoining the new boundary to the Chilmington Green Discovery Park	-1
2.3	Would there be an identifiable and cumulative	Yes, the site joins the boundary of the council owned Chilmington Green Traveller site which	-1

	visual impact from site and related sites?	has 16 pitches, there are also additional private traveller pitches located on the Mock Lane, Chart Road junction. The provision of additional pitches would have a negative impact on this part of Chilmington	
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining but in an area of archaeological potential.	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No, but the site is directly adjoining the proposed 'Discovery Park', which is the park forming part of the Chilmington Green AAP boundary.	-1
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Not applicable	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes, but only minor constraint. Risk of surface water flooding 100 year and 30 year event but less than 10% of the site.	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	Yes, in a major ground water protection zone	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	The site is bigger than 0.5ha and could provide more than 15. So could provide affordable units	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	800 – 1.6km from Singleton	-1
6.3	Is the site located in close proximity to a GP	800m – 1.6km Singleton	-1

	Surgery?		
6.4	Is the site located in close proximity to a Primary school?	Yes, 400m – 800m John Wesley School.	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes, community woodland less than 400m	1
7.2	Is the site located within close proximity of an equipped play area?	No, more than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Direct access to a public footpath	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of strategic open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Former landfill site. Contaminated land A	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes, site fronts onto route 18	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No it is a 12 minute walk to nearest bus stop at Singleton	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, Singleton Medical Centre currently accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, the site is a former quarry and landfill, which does not qualify as PDL, NPPF, and p55. However it would be bringing contaminated	0

		land back into use	
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes. Limestone Hythe formation. Kentish Ragstone	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Mostly ungraded. A narrow strip close to the adjoining road on the eastern boundary is grade 2.	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Has no impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Site not being promoted for business use.	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No/not applicable	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is considered unsuitable for allocation because of its close proximity to the new Discovery Park, which has been established as part of the plans for the new Chilmington Green development, and also because it directly adjoins the existing Chilmington gypsy site. It is therefore, the cumulative impact of traveller provision here which is a concern and the impacts that this could create. It is acknowledged by Government that larger sites can become difficult to manage and there have been extensive problems with anti-social behaviour at the Chilmington Site in the past which could be exacerbated.			Total:- -5

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Tyrol Farm

Site Description:			
This site at Tyrol Farm forms part of a long established cluster of gypsy sites at Plurenden Road. This site is located towards the rear of an existing traveller site, with mobile homes to the south and east and a vacant field to the north and west. The entire site is located behind well kept fencing and gates.			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	The site falls within the Woodchurch Undulating Farmlands LCA and has a TPO covering trees in the south eastern corner of the site at Tyrol Farm, although development could take place without affecting trees. There could therefore be a minor negative impact	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	Development would have a minor negative impact on landscape. The wider site is already a traveller site so further development would be in keeping. See below	-1
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	Development would have a negative impact as the site joins the boundary of three other private traveller sites at Plurenden. The provision of additional pitches would have detrimental impact in this area.	-1

Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No constraint	0
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes site is 2.34ha, so has the ability to provide affordable units	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No. More than 1.6km. 4km to Woodchurch and High Halden	-2
6.3	Is the site located in close proximity to a GP Surgery?	No. Woodchurch Surgery 3.6km	-2
6.4	Is the site located in close proximity to a Primary school?	No, High Halden 2.2km	-2
Objective 7: Health and Wellbeing			

7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No. More than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No. More than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	PROW within 400m	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes site is on route 18	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	-1
9.2	Is the nearest GP surgery currently accepting new patients?	Yes. Woodchurch Surgery is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Part of the site is already developed as a gypsy site. Parts of the remainder of the site are greenfield.	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			

11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business unit/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Despite this site being located in an unsustainable location, it is located in an area where there is a long established history of traveller site provision. Therefore, a new traveller site in this location would not have a detrimental impact on the landscape if the site was to come forward in solitude. However, it is the cumulative impact of traveller provision here which is a concern, especially the cumulative impact on neighbouring occupiers and uses. In addition, it is acknowledged by Government that larger sites can become difficult to manage. This site is therefore considered unsuitable for allocation.			Total: -7

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Brockton Farm Paddock

Site Description:

Also known as planning application no: 10/01106

This site is formed of an established gypsy site accessed off Vicarage Lane, which has temporary planning permission and an unlawful gypsy site which is subject to Enforcement action, which has an access located off Egerton Road. It is understood from recent planning application history that these two areas are now in separate ownership. However, when the site was originally submitted for inclusion in the Local Plan it contained both sites and was in single ownership. This description looks at the site as a whole.

The site is located on the intersection of Egerton Road and Vicarage Lane, although excludes the land immediately adjoining the junction. The wider site is agricultural land, currently utilised as a grazing field. There is a large residential dwelling opposite the site at Vicarage lane, and residential properties to the east of the site on Egerton Road.

The topography of the site is sloping in character, rising up from Egerton Road towards Vicarage. This makes the site visually obtrusive in the landscape.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS .Over 300m from nearest Local Wildlife Site	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	No, the site is a temporary traveller site and therefore would not be a loss of a habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0

2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	The development of the entire site would have a major negative impact on the Landscape as the topography of the site makes it very visible in the landscape. However, the part of the site directly adjoining Vicarage Lane, which has a temporary permission could be screened to minimise this impact	-1
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	If the larger site was developed there would be a cumulative negative impact	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No impact on setting of cultural assets.	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in Floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Not affected	0
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	Yes minor.	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Size would be in excess of 0.5 ha (1.7ha) but site is put forward for 4 pitches. Site had temporary permission and a renewal has been applied for.	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or	No impact on facilities	0

	gain of onsite services and/ or facilities?		
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No, more than 1.6km	-2
6.3	Is the site located in close proximity to a GP Surgery?	No, more than 1.6km	-2
6.4	Is the site located in close proximity to a Primary school?	No, more than 1.6km	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	400 -800m	0
7.2	Is the site located within close proximity of an equipped play area?	400 – 800m	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No. However, there is a bridleway and footpath nearby (50m)	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of strategic open space.	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No. Route 17 just over 1.6km to the north.	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new	Charing Surgery accepting new patients	1

	patients?		
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No site is greenfield but could increase density.	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Yes. Sandstone, Sandgate formation	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 2	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	Site has no impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is a large site which has two separate traveller sites located on it. There is a site with a longstanding temporary permission for 3 pitches, directly adjoining vicarage lane, and an area to the south on Egerton Rd which is an illegal site and currently undergoing enforcement action. Due to the topography			Total: -6

<p>of the Egerton Road site, development here is visibly intrusive and would have a detrimental impact on the landscape and would not be acceptable. It also provides a buffer between the temporary site and the housing nearby.</p>	
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<p>The existing site on Vicarage Lane, although more suited to the provision of a permanent site, is still located some way from existing facilities and services and therefore is located in an unsustainable location. Neither is considered suitable for a permanent allocation.</p>	
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* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Hookstead, Steed Lane

Site Description:			
<p>Also references under planning application 12/00676</p> <p>This site is located off a small grass/mud track at the ends of Steeds Lane (Steeds Lane is a dead end road). The site would be difficult to access for many vehicles due its grass track nature. The site currently contains a single pitch which has been allowed on a temporary basis. The site is sometimes known as Jobens Farm.</p> <p>The site is can be viewed from the A2070, although suitable screening could alleviate this impact. But, the site is not visible when it is viewed from Steeds Lane.</p>			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	Site does not result in the loss of key components in the habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	Not in AONB	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	The site would have a minor negative impact on the landscape as it visible from the A2070 and north eastern direction	-1
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	This is a single pitch with temporary permission so would not have a cumulative impact	0

Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Does not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Not affected	0
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No, the proposal is to make the current single pitch permanent.	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No, more than 1.6km	-2
6.3	Is the site located in close proximity to a GP Surgery?	Kingsnorth Medical Practice 1.9km.	-2
6.4	Is the site located in close proximity to a Primary school?	No. More than 1.6km	-2
Objective 7: Health and Wellbeing			

7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No. More than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No. More than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, PROW runs through the site	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	No, the site is located up a grass track, which makes the site difficult to get to.	0
8.2	Is the site within 1.6km of an existing designated cycleway?	Local route within 1.6km to north	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Kingsnorth Medical Practice currently accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No. Site was a greenfield site but has temporary permission for 1 Gypsy pitch	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral	No	0

	reserves?*		
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site currently has temporary permission for 1 pitch. Although there is some merit in allowing this site to come forward as a permanent site there are concerns with the poor access, there is currently only a grass/mud track access at the end of a long cul-de-sac. In addition, the site could be visually intrusive when viewed from the A2070 and whether landscaping to screen this site could be achieved is not known at this stage.			Total: -7

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: South of Iron Works

Site Description:

This site is a level agricultural field, currently in an arable rotation. It directly adjoins another agricultural field on its eastern boundary. It is bounded to the west by the Ashford Road, to which it has direct access. The northern boundary adjoins the old iron works site, which is now a garage/scrap metal commercial enterprise. The southern boundary is tree lined and provides screening between the site and adjoining residential properties, which have a linear development form. The site is very visible when viewed from the main road.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Adjoins Woods, Pasture and Ponds Bromley Green Local Wildlife Site. The woodland is ancient woodland that has a TPO on it. Would have a large negative effect	-2
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	There is a blanket TPO along the southern boundary of the site. Although the site would not result in the loss of this habitat network, it does provide a buffer around it.	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	The site is large enough that it could create more woodland copses to provide landscaping and new habitat.	1
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	The site is located within the Bromley Green Woods Landscape Character Area. Development of this site would have a minor negative impact on the site.	-1
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	The site is a large site that would have a major visual impact when viewed from the Hamstreet Road. The site is in a prominent	-1

		location and also provides a strategic gap between the Iron Works and the linear development to the south.	
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No impact on historic/cultural assets	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Yes, minor constraint. 1 in 100 years and 1 in 30 year event but less than 10% coverage	-2
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	This is a large site and is above the threshold to provide affordable pitches.	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No, nearest at Park Farm. More than 1.6km	-2
6.3	Is the site located in close proximity to a GP Surgery?	No the nearest surgery is at Park Farm. More than 1.6km	-2
6.4	Is the site located in close proximity to a Primary	No. More than 1.6km. Nearest primary schools are located at Park Farm and	-2

	school?	Kingsnorth	
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No. More than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No. More than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No footway. Footpath within 400 – 800m	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of strategic open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Yes, the site adjoins a scrapyard on its northern boundary.	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No. More than 1.6km to local route	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	Yes the sit is on a main bus route	1
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	4km Kingsnorth Medical Practice currently accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No	-1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0

Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No impact on business units/job generation	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not being promoted for business	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site scores poorly on the sustainable appraisal, it is therefore considered unsuitable for development as a traveller site. This site is located in an unsustainable location, but more importantly, would have a considerably impact on the landscape when viewed from the road.			Total: -12

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Cob Tree Meadow, Brook Street, Woodchurch

Site Description:			
The site is former agricultural land and is used for the stationing of a single traveller pitch on a temporary basis. The site is enclosed by a 1m high post and rail fence along its northern boundary and along the east and road boundary is 2m hedging. A day room and shed have been erected on the land. The site is located in the countryside within the Low Weald Landscape Character Area (LCA). The surrounding landscape is generally flat and open.			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	Site does not result in the loss of key components in the habitat network, as the site is already used as a traveller site	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No, but the site is located in the setting of the AONB, less than 200m away.	-1
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	No, the site is located in an area of countryside, with very limited development in the vicinity. Therefore, development of the site would be visually intrusive	-1
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	Yes, continued use of the site has an impact on the setting of the AONB.	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation	Not within or adjoining	1

	Area?*		
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	It would not have an effect as the site is located some distance from any assets.	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No the site isn't in floodzone 2 or 3	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	NOT KNOWN	
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	The site is in an area of Minor Ground water vulnerability	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No, this is a single traveller pitch with temporary permission	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	
6.2	Is the site located in close proximity to a Local Centre/ Shop?	More than 1.6km away	-2
6.3	Is the site located in close proximity to a GP Surgery?	The nearest surgery is located at Woodchurch, 2.4km from the site.	-2
6.4	Is the site located in close proximity to a Primary school?	The site is located 2.5km to the nearest Primary School, at Woodchurch.	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, more than 1.6km	-2

7.2	Is the site located within close proximity of an equipped play area?	No, more than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No, there is no footway outside of the site and there is no public footpath near the site	-1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, the site fronts the B2067	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No, the nearest cycle routes are located in Woodchurch and Tenterden	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No, the site is located over 30 minutes walk to the nearest bus stop (according to Stagecoach website)	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, nearest GP at Woodchurch accepting patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, although the site is currently a Traveller site with temporary permission.	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0

11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3 Agricultural Land	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Site not suitable in principle for development as a permanent traveller site as it is located in a significantly unsustainable location, away from all facilities and services. The site would have a detrimental impact on the setting of the AONB which is located just 200m from the site.			Total: -10

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Planesfield, Pot Kiln Lane

Site Description:			
This is a temporary single pitched site, located in the countryside within the Biddenden and High Halden Farmlands Low Weald LCA. The site contains a mobile home and touring caravan with a parking/turning area in front, enclosed by post and rail fencing. A public bridleway runs along the NE boundary of the site.			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	No, the site is currently a temporary traveller site so would not cause a loss to the habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	The site is located in an area of agricultural land, where there are small field boundaries. The site retains this small field presence and is well screened	0
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	Not in this location	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation	Not within or adjoining	0

	Area?*		
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Does not impact	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	NOT KNOWN	
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No, this is a traveller site with a single pitch	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact of facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No, the nearest centre is High Halden which is over 2km away	-2
6.3	Is the site located in close proximity to a GP Surgery?	No, the nearest GP surgery is Ivy Court surgery in Tenterden, which is 5.6km away	-2
6.4	Is the site located in close proximity to a Primary school?	High Halden Primary School is located 2.5km from the site	-2
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, more than 1.6km	-2

7.2	Is the site located within close proximity of an equipped play area?	No, more than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, directly adjoining PROW AT168 on its north eastern boundary.	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	No	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No, the nearest cycle route is route 18 which runs through the centre of the village of High Halden	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	The nearest GP surgery is Ivy Court, in Tenterden. This is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, although this is currently a Traveller site with a temporary permission.	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important	No	0

	Geological site (RIGS)?		
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Site not suitable in principle for development as a permanent traveller site as it is located in a significantly unsustainable location, away from all facilities and services.			Total: -6

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Broad Oak, Stone Cross Road. (Also known as Land SE of Malden Lodge, Stone Cross Road, Bilsington) TN25 7JL

Site Description:
 This site comprises of two twin unit mobile homes, two associated touring caravans and 2 amenity buildings, which have been granted permission on a temporary basis. The site is located in the countryside in the parish of Bilsington. Access to the site is to the northern side. A public right of Way (0024/AE520/1) runs from the access along the boundary of the site in a south easterly direction. Adjacent to the boundary with the highway there is a 1.8m high close boarded fencing in front of which is a 2-2.5 metre high hedge and some mature trees. This boundary to the north east is densely planted with trees and bushes which screen the site from the public right of way, and the boundary with Maldon Lodge is also demarcated by dense, mature hedgerow. Several post and rail fences bisect the field to the rear of the site; however, the site is visible from the open countryside to the south of the site.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	Site does not result in the loss of key components of the habitat network	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	No, this site is located within the Old Romney Shoreline Wooded Farmlands. This site would have minimal impact on this LCA character area. As the site is tucked against the road and does not extend into the countryside.	0

2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	Yes, the site is visible when view the southern direction and this would have a minor impact on the landscape	-1
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Not within or adjoining	0
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	Does not contain	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	NOT KNOWN	
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	Yes, the site is in an area of minor ground water source vulnerability	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No, this is a temporary site that contains 2 twin unit mobile homes	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	No impact on facilities	0
6.2	Is the site located in close proximity to a Local Centre/ Shop?	No more than 1.6km	-2
6.3	Is the site located in close proximity to a GP Surgery?	The nearest GP surgery is in Hamstreet, 3.5km way	-2
6.4	Is the site located in close proximity to a Primary	The nearest primary school is Furley Park	-2

	school?	Primary School, which is 2.9km away.	
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	No, further than 1.6km	-2
7.2	Is the site located within close proximity of an equipped play area?	No, further than 1.6km	-2
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	Yes, there is PROW that is located alongside the north eastern boundary	-2
7.4	Would development result in the loss or gain of local and/ or strategic open space?	No loss or gain of open space	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Not close to any	0
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes	1
8.2	Is the site within 1.6km of an existing designated cycleway?	No, cycle route 18, which is the nearest is in Shadoxhurst	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No, the nearest bus stop is 12 minutes walk from the site	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes, Hamstreet Surgery is accepting new patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	No, although this is currently a Traveller site with temporary permission.	0
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0

Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	The site is Grade 3 agricultural land	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: Site not suitable in principle for development as a permanent traveller site as it is located in a significantly unsustainable location, away from all facilities and services. The site would have a detrimental impact on the surrounding countryside when viewed from the south.			Total: -11

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Site Name: Housing at Ragstone Hollow

Site Description:			
This site is located to the rear of the Fire station in Aldington and is made up of an area of hardstanding, currently used for informal parking and a block of 6 single storey garages which form the south eastern boundary, all which serve the properties of Ragstone Hollow. The rear of the site (the northern boundary) backs directly onto playing fields and the north western boundary of the site directly adjoin the properties of Ragstone Hollow. The site is centrally located within the village of Aldington.			
No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Would not have any known impacts, as site not within or near a internationally/ nationally designated site	0
1.2	Would development of the site be likely to have significant effect on a Local Wildlife Site?	Would not have any known impacts, as site not within or near a LWS	0
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland ponds, streams and ditches or other features supporting protected species or biodiversity?	A small part of the site forms part of the edge of the recreation ground, which currently forms part of the habitat link	-1
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	Site will not improve linkages or enable managed access	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or adjoining an Area of Outstanding Natural Beauty?*	No	0
2.2	Could development of the site respond effectively to the existing character and quality of the landscape/ townscape?	No, this site sits on higher ground to the adjoining houses and therefore would be visually intrusive and detrimental to these properties	-2
2.3	Would there be an identifiable and cumulative visual impact from site and related sites?	Yes, the site sits on the ridgeline of Aldington and could be visually intrusive when viewed from across the playing fields	-1
Objective 3: Cultural Heritage and Archaeology			

3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Yes, the site is in an area of archaeology potential and adjoining an area of known archaeology importance.	-1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No	0
3.2	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	Will not affect	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	Not in floodzone	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	NOT KNOWN	
4.3	Is the site suitable to use SuDs infiltration systems?	Not applicable to gypsy and traveller site	
4.4	Is the site within a groundwater source protection zone?	Yes, the site is in an area of major groundwater vulnerability	0
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	No the site is too small to accommodate enough pitches to provide affordable housing.	0
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	Yes, there will be a loss of garages that serve Ragstone Hollow	-1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	Yes, facilities in Aldington	1
6.3	Is the site located in close proximity to a GP Surgery?	No, the nearest Doctors surgery is located in Sellinge, which is 6.5km from the site	-2
6.4	Is the site located in close proximity to a Primary school?	Yes, the site is located less than 0.5km from Aldington Primary School	1
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open	Yes, the site directly adjoins playing fields	1

	space, accessible by the public)		
7.2	Is the site located within close proximity of an equipped play area?	Yes, the site is less than 50m away from the play equipment in Aldington	1
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No, there is no pavement directly adjoining the site. The site is accessed via an access road to the garages	1
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Loss of the corner of the playing field	-1
7.5	Is the site close to landuse/s which may affect health and amenity?	Site former Landfill site	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2015?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	No, the site is accessed via an access road which serves the garages at Ragstone Hollow.	0
8.2	Is the site within 1.6km of an existing designated cycleway?	No, the nearest route is route 2 but this is just over 1.6km away from the site, to the south of the village.	0
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	There is a bus stop within 400m of the site, but there is not a frequent service. On some days of the week there are only 2 buses	0
Objective 9: Infrastructure Delivery and Availability			
9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	The nearest GP surgery is in Sellinge, this is accepting patients	1
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	Yes, in part. Part of the site includes old garages	1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			

11.1	Is the site located on existing, known mineral reserves?*	No	0
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Although the site is covered in hardstanding. It is located in area of Grade 2 agricultural land	-1
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	No	0
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?		0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0
13.3	Would the site result in the loss of shops/services?	No	0
Conclusion: This site is centrally located within the village of Aldington and therefore scores relatively highly on the sustainability matrix. However, due to the topography of the site, the site is located on a significantly higher piece of ground than the neighbouring houses, the site would not be suitable for development as a traveller site as it would be overbearing to the neighbouring properties. In addition, once the existing parking has been re-provided and a new access to the site provided, issues of viability of using the site as a traveller site would need to be explored further.			Total: -3

* In accordance with the importance and weight encompassed in the NPPF, SA scoring could be overruled on sites that fall in the AONB, are in areas of highest flood risk, provide a substantial harm or total loss of a heritage asset or are found in a mineral safeguarding area.

Appendix 1: Sites received as part of the call for sites exercise

Site ref	Parish	Address	Proposal
BD1	Biddenden	Priorywoods, Tenterden Road Biddenden	4 acres, 'As many as possible' or 6 additional pitches
BD2	Biddenden	Rose Garden Paddock, Hareplain Road	1.8ha – 2 additional pitches
DW7	Westwell	Land NE of Sunnybridge Farm, Watery Lane Westwell	0.27ha – 1 gypsy pitch
DW8	Westwell	Land at Watery Lane Westwell	4ha – between 5 and 10 gypsy pitches
GCS1	Great Chart	Former Nickolls Quarry, Chilmington	3.3ha – approx. 27 plots
GCS2	Great Chart	The Meadows, Sandy Lane Great Chart	0.2ha – 4 additional pitches and repositioned stables
WC6	High Halden	Lees Paddock, Pot Kiln Lane, High Halden	1.5ha – 3 additional plots
WC7	High Halden	Tyrol Farm, Plurenden Road	2.34ha no details provided
WC20	Charing	Land at Brockton Farm Paddock	4 pitches
WE13	Kingsnorth	Land adj to Hookstead, Steeds Lane	1 pitch
WS2	Kingsnorth	Ashford Road, Kingsnorth (land south of Kingsnorth Iron works)	4ha – no details provided
WS13	Shadoxhurst	Land south of Milee, Nickley Wood Road, Shadoxhurst	1.4ha – no details provided

(Sites identified with Temporary Planning Permission:-6

Sites identified by bi-annual gypsy count- 3

Southern Water 35 sites identified

Environment Agency 2 sites identified

South East Water 1 site identified

The Ashford Land holdings Review: 749 sites owned by the Council, of these 149 sites were identified to have some potential. These sites identified with 'potential' were each looked at in more detail.)

Appendix 2

Site Ref:	Address	Site Area (ha)	Call for Sites	Temp Per mission	Bi-annual gypsy Count	ABC owned land	KCC owned land	Southeast water owned land	Southern water owned land	EA owned land	Is a full SA needed?	If NO, explain why SA not Completed.
BD1	Priorywoods, Tenterden Road Biddenden	2.55	✓								Y	
BD2	Rose Garden Paddock, Hareplain Road	1.84	✓								Y	
DW7 14/01508	Land NE of Sunnybridge Farm, Watery Lane Westwell	0.27	✓	✓							Y	
DW8	Land at Watery Lane, Westwell	3.93	✓								Y	
GCS1	Former Nickolls Quarry, Chilmington	3.45	✓								Y	
GCS2 Traveller Count 3	The Meadows, Sandy Lane Great Chart	0.58	✓		✓						N	Site now has planning permission for 5 pitches, so no need to allocate
WC6	Lees Paddock, Pot Kiln Lane, High Halden	1.32	✓								N	Site now has planning permission, no need to allocate
WC7	Tyrol Farm, Plurenden Road	0.17	✓								Y	
WC20 10/01106	Land at Brockton Farm Paddock	1.69	✓	✓							Y	
WE13 12/00676	Land adj to Hookstead, Steeds Lane	0.14	✓	✓							Y	
WS2	Ashford Road, Kingsnorth (land south of Kingsnorth Iron works)	3.58	✓								Y	
WS13	Land south of Milee, Nickley Wood Road, Shadoxhurst	1.53	✓								N	Site is completely contained within Ancient Woodland so it has been removed at stage A
11/01048	Cob Tree Meadow, Brook Street, Woodchurch	0.06		✓							Y	
14/00759	Planesfield, Pot Kiln Lane, High Halden	0.22		✓							Y	
15/00443	Broad oak, Stone Cross Rd, Bilsington. Also known as Land SE of Malden Lodge, Stone Cross Road, Bilsington	0.19		✓							Y	
Traveller Count 1	Woodside, Bisley Lane, Bilsington	0.26			✓						N	Site owners contacted and no response. Assume site not available
Traveller Count 2	Daniel's Water, Great Chart	0.13			✓						N	This site is located in the parish of Bethersden which is writing its own Neighbourhood Plan, so not suitable for allocation in the Local Plan.
1.1/051	RECREATION GROUND, SANDYHURST LANE, BOUGHTON ALUPH	6.2				✓					N	Site is a current in use recreation ground, so not suitable for development as a Traveller site.
1.1/052	1 AND 2 BEMPSTEAD COTTAGES, LENACRE STREET, LENACRE	0.1				✓					N	Site is current in use dwellings. Not suitable for a traveller site
1.1/054C	LAND BETWEEN ALDERNAY WAY AND ROTHBROOK DRIVE, BOUGHTON ALUPH	0.5				✓					N	Site is an Open Space not suitable.
1.1/175B	LAND AROUND HURST ROAD/ROTHBROOK DRIVE/DALE WALK, KENNINGTON	3.75				✓					N	In use housing site, not available.
1.1/177	LAND ALONG BOCKHANGER LANE, KENNINGTON	0.16				✓					N	Site not suitable for traveller site, too narrow to accommodate a well designed pitch
1.1/178	LAND TO WEST OF EUROGATE BUSINESS PARK, KENNINGTON	10				✓					N	Site currently has access issue.
1.1/186B	LAND AT TUDOR ROAD AND GREENBANK, KENNINGTON	0.1				✓					N	Not suitable, currently used as open space
1.1/188	LAND AROUND GOTELEY MERE, KENNINGTON	2.05				✓					N	In use housing, not available at present time.
1.1/191	ALLOTMENTS NEAR GLEBE WAY, KENNINGTON	0.32				✓					N	In use allotment gardens not suitable for a traveller site
1.1/199C	VERGES ALONG GEORGE WILLIAMS WAY, LITTLE BURTON FARM	VARIOUS				✓					N	Grass verges too small to accommodate traveller pitches
1.1/203A	ALLOTMENTS, NEAR CANTERBURY ROAD AND FAVERSHAM ROAD, LITTLE BURTON FARM	0.81				✓					N	In use allotment gardens not suitable for a traveller site
1.1/338	LAND AT JUNCTION OF BLACKWALL ROAD SOUTH AND KENNINGTON ROAD, WILLESBOROUGH	0.4				✓					N	Grass verge on main road, not suitable for a traveller site.
1.2/148B	Land at Forestall Meadow	1.39				✓					N	POS (Council's draft open space study) and 106 issues – not suitable

1.3/015A	HOUSING AROUND NORWOOD GARDENS	1.7				✓						N	
1.3/017	RESIDENTIAL COUNCIL ESTATE EAST OF MAIDSTONE ROAD	7				✓						N	In use housing, not available at present time.
1.3/020A	AMENITY SPACE AT LOUDON WAY/CEDAR CLOSE	VARIOUS				✓						N	Sites not large enough to accommodate pitches
1.3/022C	AMENITY LAND AND AT ROWAN CLOSE/CYPRESS AVENUE AND SPRINGWOOD DRIVE	VARIOUS				✓						N	Sites not large enough to accommodate pitches
1.3/024	VERGES AND LAND AT SPRINGWOOD DRIVE/LOCKHOLT CLOSE/THE COPSE	1.3/024				✓						N	Individual sites not large enough to accommodate pitches.
1.3/031B	WESTREES PLAY AREA ADJACENT TO DOVEDALE COURT, QUANTOCK DRIVE	0.25				✓						N	Site an existing play area, and provision of a traveller site here would be out of keeping with the residential nature of the area.
1.3/032B	HOUSES AND LAND AT GRAMPION CLOSE	0.32				✓						N	Not suitable to accommodate traveller pitches due to the residential nature of the close.
1.3/041A	PUBLIC CONVENIENCES, FORGE LANE AND HIGH STREET	VARIOUS				✓						N	Existing Public Conveniences. Even if removed, individual sites would not be big enough to accommodate a pitch and are located in areas not suitable for traveller sites.
1.3/043A	VICARAGE LANE CAR PARK, VICARAGE LANE	0.9				✓						N	Well used town centre carpark, site has future town centre development potential. Not suitable for a traveller site.
1.3/043B	BOWLING ALLEY, STATION ROAD	0.6				✓						N	In use site, not available as a traveller site
1.4/095A	HOUSING AT HILL CREST, GREAT CHART	0.9				✓						N	In use housing site, not available.
1.4/096	HOUSING TO WEST OF SINGLETON ROAD, GREAT CHART	3.8				✓						N	Not possible already being built on (housing).
1.4/172B	VERGES TO NORTH OF CHART ROAD AND SURROUNDING WASHFORD FARM ROAD	0.5				✓						N	Not suitable, verges too small to accommodate pitches.
1.4/246D	HOUSING BETWEEN CROWNFIELD ROAD AND BROOKFIELD ROAD	3.3				✓						N	In use housing site, not available.
1.4/251A	HOUSING AT BEAVER LANE AND WATERCRESS LANE, BEAVER.	3.1				✓						N	In use housing site, not available.
1.4/252B	HOUSING BETWEEN BEAVER LANE AND MAYPITS	4.1				✓						N	In use housing site, not available.
1.4/252C	HOUSING AT DEAN'S WALK	1.3				✓						N	In use housing site, not available.
1.4/265	LAND WEST OF GASWORKS LANE	0.4				✓						N	Sites have development potential as part of the wider town centre regeneration, not suitable as a gypsy site.
1.4/269A	HOUSING AT GODFREY WALK, VICTORIA	1.6				✓						N	Sites have development potential as part of the wider town centre regeneration, not suitable as a gypsy site.
1.4/269B	LAND AT VICTORIA ROAD/BEAVER ROAD JUNCTION	1				✓						N	Sites have development potential as part of the wider town centre regeneration, not suitable as a gypsy site.
1.4/270B	CONYBEARE SITE, TORRINGTON ROAD, VICTORIA	1.2				✓						N	Sites have development potential as part of the wider town centre regeneration, not suitable as a gypsy site.
1.5/302A	PROPERTIES ALONG DANEMORE	0.36				✓						N	Site is current in use dwellings. Not suitable for a gypsy site
1.5/305C	HOUSING AT BELLS CLOSE	0.09				✓						N	Site is current in use dwellings. Not suitable for a gypsy site
1.5/310B	OPEN SPACE AT ABBOT WAY	1.5				✓						N	No - traveller site would not be appropriate here or achievable as an access road through the estate would have to be negotiated to gain access.
1.6/082	HOUSING ESTATE AROUND WHEELER ROAD, DOWNS WAY AND CLEARMOUNT DRIVE, CHARING	8.2				✓						N	Not suitable laid out as car park and next to Conservation Area
1.6/083A	HOUSING AT WIND HILL, CHARING HEATH	1.1				✓						N	Site is current in use dwellings. Not suitable for a traveller site
1.6/315	HOUSING ESTATE AT LITTLE CHEQUERS, WYE	4.2				✓						N	Site is current in use dwellings. Not suitable for a traveller site. Grassed verges not suitable for pitches as provide the setting to the dwellings
1.7/001B	PLAYING FIELD AND OPEN LAND TO NORTH OF ALDINGTON	6.7				✓						N	Site not available. Adjoining allocation and existing housing. Site land locked.
1.7/002A	HOUSING AT RAGSTONE HOLLOW, ALDINGTON	0.9				✓						Y	Housing at Ragstone Hollow – possible, some constraints.
1.7/215B	HERON COTTAGES AND PARKING COURT, LOSSENHAM LANE, NEWENDEN	0.3				✓						N	Site is current in use dwellings. Not suitable for a traveller site. Parking court is well used by existing dwellings.
1.7/232	HOUSING AROUND NAIRNE CLOSE, SHADOXHURST	1.4				✓						N	No- although the site appeared to have some potential as a self contained area of land adjoining the end of the estate that could be suitable for a single site – subsequent investigation of the land ownership

												has established the Council does not control all of this site and hence not available for development.
1.7/321	HOUSING AT FORGE MEADS, JUBILEE FIELD AND WOODLAND VIEW, WITTERSHAM	5.6				✓						N Site not available now has planning permission for housing.
1.7/357	HOUSING ESTATE EAST OF BROOK STREET, WOODCHURCH	2.5				✓						N Large garden too small and too close to existing houses, also tree overhang would restrict caravan access.
1.8/048	THE POPLARS, MILL LANE, BETHERSDEN	0.1				✓						N No -The site forms part of the proposed housing allocation at Bethersden – difficult to see how this could be developed as a single unit and be part of the new development
1.8/062E	ESTATE AROUND THE WEAVERS, BIDDENDEN	1.9				✓						N Estate at The Weavers c – not suitable, well kept garden area sloping down to pond, small area and would need to provide new access, harm to setting of existing houses
1.8/117	ESTATE AROUND TILDEN CLOSE, HIGH HALDEN	1				✓						N not suitable, area too small and overlooked on all sides by residential development. Pond and green forms attractive rural setting for estate.
1.8/126	LAND OFF SCHOOL LANE, HOTHFIELD	0.04				✓						N Site is current in use dwellings. Not suitable for a traveller site
1.8/127A	HOTHFIELD ESTATE, HOTHFIELD	5.5				✓						N Site is current in use dwellings. Not suitable for a traveller site. Verged areas not suitable for pitches.
1.8/127C	PROPERTIES ALONG THE STREET, HOTHFIELD	0.5				✓						N Site is current in use dwellings. Not suitable for a traveller site
1.8/220A	LITTLE THORNE AND THORNE COTTAGES, PLUCKLEY	0.2				✓						N Little Thorne and Thorne Cottages Pluckley – not suitable although ideal size, access is poor close to bends and junction. Part of site cleared and being used for chickens.
K425370	N.W of the Street, Little Chart									✓		N Not available
K426061	South E side of Ashford Road									✓		N Not available
K445836	W side of Station Road, Pluckley									✓		N Not available
K448684	W side of Surrenden Rd									✓		N Not available
K449226	Land and buildings NW of The Meadows, Biddenden									✓		N Not available
K452904	E side of Brom Green Road									✓		N Not available
K453524	NE of road from Tent, Pluckley									✓		N Not available
K462311	W side, Church View, Biddenden									✓		N Not available
K466633	NE of 6 Fields Path Tent									✓		N Not available
K480582	Land to Nof Henwood									✓		N Not available
K512247	SE side Pluckley Rd, Smarden									✓		N Not available
K534834	Glover Rd, Willesborough									✓		N Not available
K719884	London NW side Forstal									✓		N Not available
K723690	Land to N of Lockhalt Close, Ash									✓		N Not available
K757228	NE side Water Lane, Smarden									✓		N Not available
K796412	W of Ash Rd, St Michael									✓		N Not available
K796854	Frogs Lane, Rolvenden Layne									✓		N Not available
K805716	SE of Canterbury Rd, Kennington									✓		N Not available
K813412	W of Mansion House Close, Biddenden									✓		N Not available
K816098	SW side 111 Cant Rd, Kennington									✓		N Not available
K874701	S side Hither Field, Charing									✓		N Not available
K894884	SE of Canterbury Road									✓		N Not available
K912405	Land on S side of Mill Lane, Kennington									✓		N Not available
K912540	Land s of the Street, Hamstreet									✓		N Not available
K912829	Blackwall Road North									✓		N Not available
K913401	SW of Harbourne Lane									✓		N Not available
K913419	S side of Susan's Hill, Woodchurch									✓		N Not available
K913515	Wittersham Rd,									✓		N Not available
K913590	Land no of Appledore Rd, Woodchurch									✓		N Not available
K913601	N side Ham Greeb, Wittersham									✓		N Not available

K913742	E side Church Hill								✓		N	Not available
K914002	W side Norton Lane, Beth								✓		N	Not available
K914127	W Reading St, Tenterden								✓		N	Not available
K946318	Land to S of Rolvenden Rd, Tenterden								✓		N	Not available
K972793	Allsops Rd, Willesborough								✓		N	Not available
K235747	Land at Appledore									✓	N	Not available
K682079	NE, E&W Goldwell Lane, Aldington									✓	N	Not available
K149965	Land to w of Pluckley Rd, Charing							✓			N	Not available