

16/505471/FULL
The Meadows Farm

Gypsy and Traveller Site Allocations Assessment Methodology

Stage 1 - Is the site available?

Site Assessment Table: Stage 1 - Site availability

| Criteria and Issues | Assessment references | Red – Does not meet criteria | Amber – May be capable of meeting criteria | Green – Fully meets criteria |
|--|-----------------------|--|--|------------------------------|
| Availability | | Owner confirmed site not available, nor is likely to become available over plan period | Site availability uncertain | Willing landowner |
| Is the site available and deliverable? | | | | ✓ |

IF RED THE SITE SHOULD BE DISCOUNTED AT THIS STAGE. ALL OTHER SITES SHOULD PROCEED TO STAGE 2.

Stage 2 – Suitability/ Constraints

Site Assessment Table: Stage 2 - Suitability

| Criteria and Issues | Assessment references in addition to National Planning Policy Framework (NPPF), National Planning Guidance (NPG) | Red – Does not meet criteria | Amber – May be capable of meeting criteria | Green – Fully meets criteria |
|--|---|--|---|---|
| Flood Zone | Swale Strategic Flood Risk Assessment (SFRA) and Environment Agency guidance | Flood zone 3/ cannot be mitigated | Flood zone 2 or 3 but with acceptable mitigation to the satisfaction of the Council and Environment Agency | Flood zone 1 |
| Impact on designations or on landscape character/quality | Kent Downs AONB Management Plan 2009. Landscape Character and Biodiversity Appraisal SPD. Advice from Natural England and other environmental bodies | Site is within 1. a landscape designation, or will affect the setting of a designation, or 2. is within an Area of High Landscape Value with unacceptable detrimental impact or where landscape impact cannot be mitigated including cumulative impacts | Within close proximity of a designated area but, and where landscape impact may be mitigated | Outside designated area and not affecting the setting of a designation/ No impact |
| Impact on biodiversity of known protected species | Advice from KCC Archaeology Officers, UK/ Kent/ Swale BAP, advice from Natural England and environmental bodies | Site is within or affecting international, national or locally designated sites with unacceptable detrimental impact or where impact cannot be mitigated including cumulative impacts | Site is within, close proximity to or affecting international, national or locally designated sites where impact could be mitigated | Outside of any designation and not affecting the setting of a designation/No impact |
| Scale of site or multiple sites | Officer assessment - considering quantity of existing sites against scale and form of existing settlement/settled community and advice from service providers | Has significant dominating effect | Scale has some impact | Scale has little or no impact |
| Archaeology and | Heritage asset list and advice from heritage | Unacceptable detrimental impact on scheduled | Possible impact /minor impact on scheduled | Not in close proximity to Scheduled Ancient |

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| Conservation Impact on Scheduled Ancient Monument or other heritage asset/non designated heritage asset | advisors | ancient monument/other heritage asset/non designated heritage assets | ancient monument/other heritage asset/non designated heritage assets | Monument/other heritage asset/non designated heritage assets |
| Contamination Unacceptable living conditions | Consult Land Contamination Planning guidance Document 2013 and Contaminated Land Strategy 2010 | Site is contaminated and cannot be mitigated | Site is or is potentially contaminated - potential impact likely to be mitigated | No known contamination issues |
| Noise and disturbance issues Unacceptable living conditions | Consult Noise and Vibration: Planning Guidance Document 2013 | Site located adjacent to noisy land use – cannot be mitigated | Site located adjacent to noisy land use – potential impact likely to be mitigated or low level | No noisy adjacent land uses |
| Site access and safety Access/Proximity to major roads and pedestrian routes | Any transport information submitted and Kent Highways Services assessment/advice | Remote location accessed by unmade roads/ poor roads or unresolvable highway safety issue | Some access to road network and site – potentially requiring mitigation or highway safety issue and possibly capable of mitigation | Good site and road access and no significant highway safety concerns |
| Accessibility to facilities GP surgery, Primary School, Shops, Public Transport | Desk top review | None or few within reasonable distance | Reasonable distance to most services | All within reasonable travelling distance |

IF ANY SCORE RED THE SITE SHOULD BE DISCOUNTED AT THIS STAGE. ALL OTHER SITES SHOULD PROCEED TO STAGE 3.

Stage 3 - More detailed site suitability

Site Assessment Table: Stage 3 - Detailed suitability

| Criteria and Issues | Assessment references | Red – Does not meet criteria | Amber – May be capable of meeting criteria | Green- Fully meets criteria |
|--|--|--|--|----------------------------------|
| Topography Uneven or unsafe ground levels and structures | Site survey by Officers and landscape evidence submitted | Steep slope which makes site unsuitable | Sloping land which may require works to make site suitable for use | Level or gently sloping site |
| Residential Amenity Impact on amenity of proposed and existing residents | Officers' assessment - same as housing, overlooking, disturbance from vehicle movements, loss of light, overcrowding etc | Close proximity to existing adjacent uses especially residential properties where any potential impact (light, visual, other disturbance). Has unacceptable impact which cannot be mitigated | Some impact on residential amenity – likely to be mitigated or low level | No impact on residential amenity |
| Utilities Electricity, Gas, Water, Drainage/ Sewers (mains or cesspit) | Site visit and utility providers advice | Not applicable as a reason for discounting a site | Yes – most (3 or 4) | Yes – all |
| Site capable of live/ work mix Priority for sustainable | Site visit/ submitted details | Not applicable as a reason for discounting a site | No or maybe | Yes |

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|--|---|---|---|--|
| locations | | | | |
| Parking Sufficient parking and turning space | Site visit and Kent Highways Services advice | No parking/ turning and no potential to provide parking and turning space | Inadequate parking/ turning or limited potential to provide parking and turning space | Sufficient parking and turning space |
| Landscaping Sufficient landscaping for amenity/impact on landscape character | Site visit and Swale Landscape Character and Biodiversity Assessment 2010, Planting on New Developments: A Guide for Developers | Not applicable as a reason for discounting a site | No soft landscaping/ landscaping could impact on landscape character area | Site has existing soft landscaping/ option to provide soft landscaping |