

| | | | |
|--|---|-------------------------------------|----------------------------------|
| 2.2 REFERENCE NO - 14/506762/FULL | | | |
| APPLICATION PROPOSAL | | | |
| Use of land and building for the siting of a static trailer, mobile home and associated utility block within the existing barn. (Retrospective). | | | |
| ADDRESS The Barn Garretts Farm Plough Road Eastchurch Kent ME12 4JL | | | |
| RECOMMENDATION Grant subject to receipt of amended drawing and no further objections raising any fresh issues from neighbouring residents (closing date 18 June 2015). | | | |
| SUMMARY OF REASONS FOR RECOMMENDATION | | | |
| The application would provide a permanent unit of occupation for a gypsy family, within a sustainable location, and without giving rise to serious amenity concerns or harm to the character or amenity of the countryside. | | | |
| REASON FOR REFERRAL TO COMMITTEE | | | |
| Parish Council objection. | | | |
| WARD Sheppey Central | PARISH/TOWN Eastchurch | COUNCIL | APPLICANT Mr Henry Cooper |
| | | | AGENT Mr Martin Foad |
| DECISION DUE DATE 17/02/15 | PUBLICITY EXPIRY DATE 17/02/15 | OFFICER SITE VISIT DATE | |
| RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): | | | |
| App No | Proposal | Decision | Date |
| ENF/EAC/00/04 (Notice reference ENF/01/019) | Service of an enforcement notice against residential use of the site and the stationing of a caravan within the barn. | Appeal dismissed and notice upheld. | 2001. |
| An enforcement notice was served against the former site owner who was living on the site in a caravan stationed within the barn. An appeal was submitted against the notice but was dismissed, and the notice upheld, with the Inspector commenting that the development gave rise to visual harm to the countryside with no special circumstances to warrant grant of permission. As discussed below Members should note that the appellant in the above case was not a gypsy or traveller, and thus there was no policy basis to support unrestricted residential use of the site. However, the policy discussion at section 5 (below) of this report makes it clear, that current policy draws a distinction between normal residential use and residential pitch provision for gypsies, travellers and travelling showpersons. | | | |

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The site lies within the open countryside to the north of Eastchurch. It is located on the south side of Plough Road and comprises one of a group of four former agricultural buildings previously associated with Garretts Farm (I am told by one of the neighbours that they are all now in separate ownership). The wider area is largely characterised by open fields with a small number of dwellings located along Plough Road.

- 1.02 The site comprises of an irregularly-shaped parcel of land located mainly to the rear of another unit (used by a fencing contractor). Vehicular access from Plough Road leads to a vehicle parking and turning area at the north-western end of the site, immediately adjacent to a large open-ended Dutch barn. The barn is constructed of profile steel sheets and is of a similar scale and appearance to agricultural barns across the Borough. It is in a state of deterioration (the applicant has informed the case officer that he is intending to undertake repairs if consent is granted).
- 1.03 To the east of the barn is a static caravan (as shown on the proposed drawings). The caravan lies roughly east-west and is timber clad with a raised verandah / access walkway along the southern side. This affords views over the farmland to the south, where land levels slope gradually down towards the Lower Road (approximately 830m away) and a public footpath (a minimum of 250m away).

2.0 PROPOSAL

- 2.01 This application seeks (partly retrospective) planning permission for residential use of the land by a gypsy family, including the stationing of a static caravan, static trailer, mobile home, metal storage container, and the erection of a utility block.
- 2.02 The static caravan and trailer will sit to the east of the barn, with the other structures being erected / sited within the confines of the barn. A parking area will be provided to the north of the barn, off the existing access track that is shared with the adjacent fencing contractor’s unit.
- 2.03 The mobile home is of a standard scale and design, and measures approximately 12m long by 6m wide, and stands approximately 3.9m tall. The static trailer and touring caravan are also of a standard appearance.
- 2.04 The proposed utility block will measure approximately 6m by 5.5m, and 4.1m high with a pitched roof.

3.0 SUMMARY INFORMATION

| | Proposed |
|--------------------------|--------------------|
| Site Area (ha) | 0.1ha (0.24 acres) |
| No. of Residential Units | 1 |

4.0 PLANNING CONSTRAINTS

- 4.1 As noted above the site is subject to enforcement notice reference ENF/01/019 relating to the previous owner living in a caravan at the site.

5.0 POLICY AND OTHER CONSIDERATIONS

5.1 The National Planning Policy Framework (NPPF) and Planning Policy Traveller Sites (PPTS) and the Development Plan (saved policies of the Swale Borough Local Plan 2008):

5.2 The national policy position comprises of the National Planning Policy Framework (NPPF) and Planning Policy Traveller Sites (PPTS). Both documents were released in 2012. Together they provide national guidance for Local Planning Authorities on plan making and in determining planning applications. A presumption in favour of sustainable development runs throughout both documents and this presumption is an important part of both the plan-making process and in determining planning applications. In addition there is a requirement in both documents that makes clear that Council's should set pitch targets which address the likely need for pitches over the plan period and maintain a rolling five year supply of sites which are in suitable locations and available immediately.

5.3 Whilst regard has been paid to all of the guidance as set out within the NPPF, the following extracts are particularly relevant to this application ::

“2.31 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. (Para 7 NPPF)”

5.4 Whilst regard has been paid to all of the guidance as set out within the PPTS, the following extracts are particularly relevant to this application:

“The Government's overarching aim 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 (para 3 PPTS).

To help achieve this, Government's aims in respect of traveller sites are:

- . that local planning authorities should make their own assessment of need for the purposes of planning*
- . to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites*
- . to encourage local planning authorities to plan for sites over a reasonable timescale*
- . that plan-making and decision-taking should protect Green Belt from inappropriate development*
- . to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites*
- . that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective*
- . for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies*
- . to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply*
- . to reduce tensions between settled and traveller communities in plan-making and planning decisions*
- . to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure*
- . for local planning authorities to have due regard to the protection of local amenity and local environment (para 4 PPTS)*

Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:

- . promote peaceful and integrated co-existence between the site and the local community*
- . promote, in collaboration with commissioners of health services, access to appropriate health services*
- . ensure that children can attend school on a regular basis*
- . provide a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment*
- . provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development*
- . avoid placing undue pressure on local infrastructure and services*
- . do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans*

- . *reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability (para 11 PPTS)*

Applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the National Planning Policy Framework and this planning policy for traveller sites (para 21 PPTS)

Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- . *the existing level of local provision and need for sites*
- . *the availability (or lack) of alternative accommodation for the applicants*
- . *other personal circumstances of the applicant*
- . *that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites*
- . *that they should determine applications for sites from any travellers and not just those with local connections (para 22 PPTS)*

Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure (para 23 PPTS).

- 5.5 The Council has responded positively and quickly to the change in the national policy position in respect of Gypsy and Traveller accommodation. The LDF panel quickly supported the commissioning of a new Gypsy and Traveller Accommodation Assessment (GTAA), which was completed in June 2013 and identified a need for 82 pitches to be provided during the plan period (adjusted down from 85 pitches in reflection of those sites granted consent whilst the document was under preparation). This need figure was incorporated within the draft Bearing Fruits Swale Borough Local Plan: Part 1 consultation document in August 2013 with a policy introducing provision for pitches on major housing development and criteria for any potential windfall applications that might come forward.
- 5.6 Shortly after that the Council quickly begun work on Part 2 of the Swale Borough Local Plan which will deal with site allocations for Gypsy and Traveller pitch provision only.
- 5.7 The GTAA (2013) sets out a target of 85 pitches by 2031 and suggested phasing for the delivery of sites, a figure of 35 pitches in the first five years.

- 5.8 The overall need figure was reduced to 82 as three pitches were granted permanent permission during the production of the study. The Council is intending to identify pitches to meet this need through housing allocations in the emerging Local Plan and via a specific Gypsy and Traveller Site Allocations DPD.
- 5.9 Over 40 pitches have already been granted planning permission in the first two years; however almost all of these are already occupied meaning that although they come off the need figure, they are no longer available. As such, the Council are not currently able to demonstrate a five year supply of sites. The remaining need will be provided either through pitch provision on Local Plan mainstream housing allocations or specific Gypsy allocations in a separate DPD. The Local Plan is due for its Examination in September which will validate the Councils approach and effectively allocate a number of pitches per housing site.
- 5.10 Until these allocations are adopted or progressed the Council will be reliant on windfall planning permissions to meet the need.
- 5.11 Given the above, the Council does not consider it is currently able to demonstrate a five year supply, of available pitches. As such, paragraph 25 of Planning Policy for Traveller Sites is engaged, and there are grounds for considering the grant of temporary or permanent planning permission on the basis that such a supply cannot be demonstrated.

6.0 LOCAL REPRESENTATIONS

- 6.01 The application was advertised by way of letters to neighbouring residents and display of a site notice.
- 6.02 Two letters have been received from neighbouring residents; one of which raises no objection and comments *"I support this application unreservedly. I feel it would enhance the area and generally improve the security of the site."*
- 6.03 The second letter does not comment on the proposals themselves, and gives general observations on the planning process and the history of the site.

7.0 CONSULTATIONS

- 7.01 Eastchurch Parish Council has objected to the application, raising the following summarised concerns:
- The application is retrospective;
 - The site is subject to existing enforcement notice;
 - There is a large tourer and utility block within the barn [NB: during the case officer's site visit there were two metal storage containers, a dilapidated shed and dog kennels within the barn, but no caravans or utility buildings];
 - Separate applications should be made for existing and proposed structures [NB: this is not required under planning legislation];

- Proposal is over-development of the site;
- Will cause demonstrable harm to the countryside;
- Inappropriate use of a rural building; and
- Contrary to policy.

7.02 No other representations have been received.

8.0 BACKGROUND PAPERS AND PLANS

8.01 As noted by the Parish Council: the site is the subject of an enforcement notice preventing residential use of the barn. The notice was served by the Council, in 2001, on the then owner of the site (not the current applicant) who was living in a caravan stationed within the barn after being forced to sell his house in London.

8.02 An appeal against the notice was dismissed by the Planning Inspector, who commented that *“although I sympathise with the appellant’s financial problems, no very special circumstances have been advanced to justify a dwelling in this case.”*

8.03 Members should clearly note, however, that the appellant in that case was not a gypsy or traveller, and did not claim as such during the course of proceedings. The policies noted above provide very clear exceptions to rural housing policies in relation to the provision of accommodation for gypsies, travellers and travelling showpersons. I consider that the service of a notice may not have been necessary had the appellant fallen within one of those groups.

9.0 APPRAISAL

Principle of Development

9.01 A key issue to be considered is the status of the applicant as a gypsy or traveller. The PPTS provides a definition of gypsies and travellers as:

“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 or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

Having met with the applicant and his family, and in light of the letter detailing his gypsy heritage and local connections I have no reasons to doubt his gypsy status. Neither have I been provided with any evidence to the contrary.

9.02 The site lies within the countryside where the principle of new residential development is normally resisted. However, as discussed above, it is clear that policies relating to the provision of gypsy and travellers accommodation permits such development in the countryside as this is in line with their cultural heritage and lifestyles, and a reflection on the availability of land for such sites.

- 9.03 The site is not located in an area at risk of flooding, nor is it located in a designated area relating to landscape or biodiversity. There are no TPOs nearby and, whilst Connetts Farm to the north contains a number of listed buildings, these are so far removed (a minimum of 300m, with intervening buildings) as to be irrelevant to this proposal.
- 9.04 The site is not listed within the Gypsy and Traveller Corporate Policy or the accompanying Site Assessment Report, and therefore should be considered a windfall site in terms of contribution to the Council's pitch provision requirements. Furthermore the site scores very highly on the Council's Site Allocation Assessment Methodology (attached as appendix), with all but one of the indicators falling within the "fully meets criteria" range . The site is therefore acceptable, at least in terms of the Council's adopted assessment tools, for gypsy / traveller accommodation.
- 9.05 I therefore consider that the principle of the proposed development is acceptable under national and local policy.

Visual Impact

- 9.06 The site sits on an area of high ground within the landscape, which generally rises up towards the north and west. There are very slight glimpse views of the site from the Lower Road when entering Eastchurch, but these are at such long distance that the caravan is not easily visible, as only the general arrangement of the cluster of buildings can be seen.
- 9.07 There are clear views of the caravan when walking along the public footpath to the south-east of the site (approximately 250m away) but these are set against the backdrop of the barn, the adjacent fencing contractor's unit, and the other former agricultural buildings nearby. Neither the caravan nor the barn are prominent or intrusive in themselves in views from this footpath, however, appearing as part of a typical farmyard cluster. Local topography obscures views as you head southwards towards Eastchurch.
- 9.08 The caravan and barn are set well back from the road and obscured from view by the roadside embankment, trees and hedgerows, and the adjacent fencing contractor's unit. They are not prominent within the street scene and the caravan itself is not visible to passing traffic.
- 9.09 I therefore consider that the development would have no significant harmful impact upon the character or appearance of the area or the wider countryside, and that there is no reasonable justification for refusal of permission on such grounds.

Residential Amenity

- 9.10 The site is positioned well away from neighbouring dwellings: a minimum of 92m to the farmhouse to the west (with intervening barns and structures) and 300m to Waterlane Cottages to the east across agricultural fields. I therefore consider that residential use of the site would have little impact upon existing surrounding residents.
- 9.11 The site is unconventional in terms of making use of the existing barn, but would provide a good level of space for the applicant and his family. Caravans etc. would be well spaced and would not be cramped, and the use of the barn would provide a degree of protection from the weather for the utility block (which includes a bathroom). There is space to the front of the static caravan to provide a lawn area and the parking area to the north can accommodate a number of vehicles. I therefore consider that the site would provide a good standard of amenity for the applicant's family (or any future residents).
- 9.12 With regard to the above I do not agree with the Parish Council that this proposal would represent an overdevelopment of the site. On the contrary I consider this to be a well-laid out site with ample room for a single family. (I have, however, requested an amended drawing to reposition the amenity building slightly within the barn and improve access for the touring unit.)

Highways

- 9.13 The development makes use of an existing access that also serves the adjacent fencing contractor's unit. Adequate parking and turning would be provided within the site. I therefore have no serious concerns in regards to highway safety or amenity.

Landscaping

- 9.14 The proposed layout includes new planting to the eastern, southern and western boundaries, and also partially along the northern boundary. Condition (7) below secures the provision of such planting and ensures that it would include appropriate native and bio-diverse species. This would both mitigate views of the site from the footpath to the south-east (which, as above, is a minimum of 250m from the site) and provide some privacy to the lawn area to the front of the static caravan for the applicant.

Other Matters

- 9.15 From my discussions with the applicant and his family I note that they have settled well into the local community – he often undertakes work locally; his partner works at the nearby school; and their children attend school locally. The NPPF encourages locating gypsy and traveller sites in areas where the occupants can integrate into the local community, and this is therefore an encouraging and positive aspect of the application.

9.16 I note the Parish Council's objections but a number of their concerns are not material planning considerations relevant to the determination of this application.

10.0 CONCLUSION

10.01 This proposal would result in the provision of a single residential gypsy site within a good location and without giving rise to serious amenity issues or harm to the character or appearance of the countryside. The proposed layout of the development, whilst unusual in that some buildings would be within an existing barn, makes good use of the site and would provide a good level of amenity for the applicant and his family. The development is in accordance with local and national policy and would contribute towards the Council's pitch provision shortfall.

10.02 I therefore recommend that planning permission should be granted subject to the receipt of amended layout plan and no further objections being received raising any fresh issues from neighbouring residents (closing date 18 June 2015).

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The site shall not be occupied by any persons other than gypsies and travelers as defined in Annex 1 to the DCLG Planning Policy for Traveler Sites.

Reasons: In recognition of the terms of the application, and because an uncontrolled use of the land would be unacceptably detrimental to the character and amenities of the area.

- (3) No more than one static caravan, one touring caravan and one static trailer shall be stationed on the site at any one time, as shown on drawing 482/02 rev. B.

Reasons: In recognition of the terms of the application, and because an uncontrolled use of the land would be unacceptably detrimental to the character and amenities of the area.

- (4) The site shall only be used for residential purposes and it shall not be used for any business, industrial or commercial use. In this regard no open storage of plant, products or waste may take place on the land, no vehicle over 3.5 tonnes and no more than one 3.5 tonne vehicle shall be stationed, parked or stored on the land.

Reasons: In recognition of the terms of the application, and because an uncontrolled use of the land would be unacceptably detrimental to the character and amenities of the area.

- (5) No floodlighting, security lighting or other external lighting shall be installed or operated at the site, other than in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority.

Reasons: In the interests of preventing light pollution and preserving rural amenity.

- (6) Within 6 months from the date of this permission the area shown on the submitted layout as vehicle parking space shall be provided, surfaced and drained in accordance with details to be agreed in writing by the Local Planning Authority, and shall thereafter be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reasons: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- (7) The use hereby permitted shall cease and any caravans, utility blocks, sheds, other structures, hard standings, fences, materials and equipment on the site and connected with the use, together with all ancillary vehicles and equipment, shall be removed within 28 days of any one of the following requirements not being met:
- (i) within 3 months of the date of this decision there shall have been submitted for the approval of the Local Planning Authority a landscaping scheme comprising full details of both hard and soft landscape works. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage and

enhance wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme. In addition, details of a surface water drainage scheme and details of the external finishing materials to the utility buildings shall be submitted within 3 months of the date of this decision.

- (ii) within 11 months of the date of this decision the landscaping and drainage schemes and schedule of finishing materials shall have been approved by the Local Planning Authority or, if the Local Planning Authority fail to approve such a scheme, or fail to give a decision within the prescribed period an appeal shall have been lodged and accepted as validly made, by the Secretary of State.
- (iii) if an appeal is made in pursuance of requirement (ii) above, that appeal shall have been finally determined and the submitted landscaping scheme shall have been approved by the Secretary of State.
- (iv) all works comprised in the landscaping scheme as approved shall have been implemented, and completed within the timetable set out in the approved scheme and the drainage scheme shall have been implemented.

Reasons: In the interests of the visual amenities of the area, highway safety and amenity, and encouraging biodiversity.

- (8) The development shall be carried out in accordance with drawings 482/02 Rev B, received 23 December 2014.

Reasons: For the avoidance of doubt.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

Case Officer: Ross McCardle

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

APPENDIX 1

GARRETT'S 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 |
| Floding and risk to residents | | | | ✓ |
| Landscape | 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 designator/ No impact |
| Impact on designations or on landscape character/quality | | | | ✓ |
| Biodiversity | 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 designator/No impact |
| Impact on biodiversity of known protected species | | | | ✓ |
| 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 |
| Scale dominating nearest settled community | | | | ✓ |
| 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 |

Appendix II

APPENDIX 1

| | | | | |
|---|--|---|--|---|
| 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 traveling distance ✓ - 2km (1.3km to Faversham) |

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) <i>Water, electric, cesspit</i> | 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 ✓ |

Appendix II

APPENDIX 1

| | | | | |
|--|---|---|---|---|
| locations | | | | |
| Parking | 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 ✓ |
| Sufficient parking and turning space | | | | |
| Landscaping | 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 | Sufficient soft landscaping option to provide soft landscaping ✓ |
| Sufficient landscaping for amenity/impact on landscape character | | | | |